WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Maher Shamshon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2017

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Maher Shamshon	Maher Shamshon	Parcel ID:
409 Mossy Oak Trail	409 Mossy Oak Trail	14908007800
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Augusta Marie Arnold, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Maher Shamshon* and Emad Yousif, ~~both married~~ and wife, Marmar Bastory *and wife, Mona Hakem Eshak
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot 30-B, on the Plan of Revised, Zone Lot Division, Lot Nos. 10-16 & 18-43, Edge-O-Lake, Section 21, as shown on Plat of record in Plat Book 5200, Page 577, amended in Plat Book 6250, Page 111, and Revised in Plat Book 6900, Page 256, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Augusta Marie Arnold, unmarried, by deed from Alison Court Land Trust, of record in Instrument 20071113-0132719, said Register's Office, dated November 9, 2007.

This conveyance is subject to Restrictive Covenants of record in Book 6140, Page 420, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 577 amended in Plat Book 6250, Page 111, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 615 Alison Court, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170072542 DEEDWARR
Recvd: 08/22/17 08:56 2 pgs
Fees:13.00 Taxes:407.00
20170822-0085894

Witness my hand this 21st day of August, 2017.

Augusta Marie Arnold

Augusta Marie Arnold

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Augusta Marie Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 2017.

My Commission Expires: 2.2.18

Notary Public



