This Instrument Prepared by: Ensley, Baker and Shade, PLLC
801F. Sunset Dr. Suite 2
Johnson City, TN 37604
File No. TN5234

After Recording return to:
Aspen Title and Escrow LLC
9724 Kingston Pike, Ste. 208
Knoxville, TN 37922

WARRANTY DEED

THIS INDENTURE, made this 18th day of August, 2017, between

Peggy O. Bell
of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and

Chafik Barhoumi, single man
of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "Second Parties".

WITNESSETH:

That said First Parties, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid into their hands by the Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee, being Lot No. 108-B Zone Lot division Lots 107 and 108 Chelsea of Priest Lake Section Two-A of record in Plat Book 6350, Page 998, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate legal description.

BEING the same property conveyed to Peggy O. Bell from Wendy Elaine Thomas and Jeffrey Scott West, surviving heirs of Helen West by Quit Claim Deed dated August 17, 2017 of record in Instrument No. 20170823-0086462, in the Register's Office for Davidson County, Tennessee.

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors, administrators, and assigns do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said Premises are free from all encumbrances, except real property taxes for the year 2017 and all other applicable easements, restrictions, and set back lines of record in the Register's Office for Davidson County, Tennessee, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

BILL GARRETT, Davidson County
Trans:T20170073063 DEEDWARR
Recvd: 08/23/17 09:50 2 pgs
Fees:13.00 Taxes:495.80
20170823-0086463

IN WITNESS WHEREOF the said First Parties have set their hands and seals on the day and year first above written.

Peggy O. Bell

Peggy O. Bell

STATE OF TN)
COUNTY OF Davidson) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Peggy O. Bell the within named bargainor/s, 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 seal at office this 18th of August, 2017.

SHERRY SANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

Sherry Sander
Notary Public

My Commission expires: 10-8-19

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $134,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18th day of August, 2017.

SHERRY SANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

Sherry Sander
Notary Public

My Commission expires: 10-8-19

THE NAME AND ADDRESS OF PROPERTY OWNER:
Chafik Barhoumi
3520 Gondola Drive
Antioch, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Christensen Financial, Inc.
355 S. Ronald Reagan Blvd
Longwood, FL 32750

TAX PARCEL ID#: 150 03 0 466.00