PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

X Yasser Reyad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2017

Melissa D Rogers
Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Yasser Reyad and Nahed Ibrahim	Fairway Independant Mortgage Corporation	151-9B-3
(NAME)	(NAME)	
5012 Smith Springs Parkway	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172236

For and 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, I/we, **Yoseph Abraha, an unmarried man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Yasser Reyad and Nahed Ibrahim, husband and wife,** 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 No. 3 on the Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest, of record in Instrument No. 20041202-0143540, a revision of Instrument No. 20041020-0126312, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yoseph Abraha by deed from Centex Homes, a Nevada general partner ship, dated April 28, 2008, of record in Instrument No. 20080430-0043904, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument No. 20041202-0143540, a revision of Instrument No. 20041020-0126312, Register's Office for said County; and (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Protective Covenants, Conditions,, Restrictions and Easements for Lakeside Cove and the By-Laws appended thereto, of record in Instrument No. 20041105-0133677, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 5012 Smith Springs Parkway, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Bill Garrett Davidson County
Batch# 774 DEEDWARR
09/14/2017 10:36:32 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20170914-0093923

Witness my hand this 13th day of September, 2017

Yoseph Abraha

STATE OF Tennessee)
County OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Yoseph Abraha, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th of September, 2017

Notary Public
My Commission Expires: 3/23/21

