Bill Garrett Davidson County
Batch# 2876 DEEDWARR
09/21/2017 09:57:30 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20170921-0096749

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Marvel S Hanna
Affiant

Subscribed and sworn to before me, this 12th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ehab T. Reiad 5717 Sonoma Trace Antioch, TN 37013-4270	Same address as New owners	173-04-0A321.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Marvel S. Hanna and Alfy A. Hanna, wife and husband, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ehab T. Reiad and Abeer Zaky, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 292 on the Plan of Final Plat, Section Four, Oak Highlands, "A Planned Unit Development" of record in Plat at Instrument No. 20040128-0010661, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marvel S. Hanna and Alfy A. Hanna, wife and husband by Warranty deed from Yazdian Construction Inc., a Tennessee Corporation of record in Instrument No. 20051228-0154654 Register's Office for Davidson County, Tennessee, dated December 15, 2005 and recorded on December 28, 2005.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5717 Sonoma Trace, Antioch, Tennessee 37013-4270

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.

Witness my/our hand(s) this 12th day of September, 2017.

Marvel S. Hanna

Marvel S. Hanna

ALFY A HANNA

Alfy A. Hanna

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Marvel S. Hanna; Alfy A. Hanna with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of September, 2017.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County