WARRANTY DEED

Bill Garrett Davidson County
Batch# 5239 DEEDWARR
09/27/2017 10:52:25 AM 2 pgs
Fees: $13.00 Taxes: $799.20

20170927-0098861

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ehab N. Wasef	Gold Star Mortgage Financial Group	162 02 0A 004.00
(NAME)	(NAME)	
760 Hill Bennett Cir	100 Phoenix Drive, Suite 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Ann Arbor, MI 48108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Nady Nasralla and Veriga Shariopim Nasralla Sharopim, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ehab N. Wasef and Nermeen B. Henein, 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:

All That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

BEING all of Lot No. Four (4) on the Final Plat, Section Two, Spencer Hill, "Cluster Lot Subdivision" according to Plan of record in Instrument Number 20071115-0134114 and Book 3700, page 59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Nady Nasralla, a single man by Warranty Deed from OLE South Properties, Inc., a Tennessee Corporation, filed for record 06/06/2012 in Instrument No. 20120606-0049468, Register's Office for Davidson County Tennessee. The said Nady Nasrallas is now married Veriga Sharopim Nasralla Sharopim.

The said Veriga Sharopim Nasralla Sharopim, wife of the said Nady Nasralla, joins in this conveyance for the purpose of conveying any and all right, title or interest that she may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 760 Hill Bennett Cir, Antioch, TN 37013
(House Number) (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 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 our hands this 25th day of September, 2017.

Nady Nasralla

Veriga Sharopim Nasralla Sharopim

State of Tennessee
County of Davidson

On this 25th day of September, 2017, before me, a Notary public in and for said County and State, personally appeared Nady Nasralla and Veriga Sharopim Nasralla Sharopim, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: 5/6/2019