WARRANTY DEED

Bill Garrett Davidson County
Batch# 8537 **DEEDWARR**
10/04/2017 02:56:45 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20171004-0101928

P-VRES-17-02412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$215,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/16/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-16-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zarif A. Abdelmalak and Dina Adel Halim Ghabros	**U.S. Bank National Association**	
(NAME)	(NAME)	
2412 N Grafton Court	**9321 Olive Blvd**	**135-10-0C-007.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**St. Louis, MO 63132**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JAMIL BAHHUR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZARIF A. ABDELMALAK AND WIFE, DINA GHABROS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on the Plan of Final Plat Section One, Ransom Park of record in Plat at Instrument No. 2011023-0115381, 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 Jamil Bahhur, married by Warranty deed from Fischer & Ford Group, LLC of record in Instrument No. 20031103-0160781 Register's Office for Davidson County, Tennessee, dated October 20, 2003 and recorded on November 03, 2003.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on the Plan of record in Instrument No. 20011023-0115381;
- Restrictions of record in Instrument No. 20000725-0073496;
- Charter of record in Instrument No. 20081210-0119250;
- Storm Water Detention Easement of record in Instrument No. 20010206-0011474;
- Easement to the American Telephone and Telegraph Company of Tennessee, Inc. of record in Book 1237, Page 111;
- Easement to the City of Nashville, acting by and through the Electric Power Board of the City of Nashville of record in Book 2649, Page 593, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2412 N Grafton Court, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF SEPTEMBER, 2017.

Jamil Bahhur by Mohammed Ali Alkiei Attorney in fact
Jamil Bahhur by Mohhammed Ali Alkiei, Attorney-In-Fact

Kawthar Bahhur by Mohammed Ali Alkiei Attorney in fact
Kawthar Bahhur by Mohhammed Ali Alkiei, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHHAMMED ALI ALKIEI, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMIL BAHHUR and KAWTHAR BAHHUR, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMIL BAHHUR and KAWTHAR BAHHUR.

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212