Bill Garrett Davidson County
Batch# 8684 DEEDWARR
10/05/2017 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $510.60
20171005-0102132

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of October, 2017, by and between Bola Sami Gabriel and Janet Ibrahim, both unmarried, party of the first part, and Nahed Gerges and Hany Nasif, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot 85, Unit 114, as described in the Master Deed and bylaws of Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20060404-0038533 and amended in Instrument Numbers 20060419-0045063 and 20061115-0141803 in the Register's Office for Davidson County, Tennessee, to which master deed and amendments reference is hereby made for a more particular description of said unit.

Being all or part of the same property conveyed to Bola Sami Gabriel and Janet Ibrahim by virtue of that certain Quit claim Deed dated November 7, 2016, and being of record at Instrument No. 20161107-0117945 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Bola Abdelmelek by virtue of CASH Deed dated June 20, 2014 at Instrument No. 20140623-0054425 in the amount of $78,100.00 in the said Register's Office.

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

B by Janet Ibrahim attng in fact
Bola Sami Gabriel, by Janet Ibrahim,
Attorney in Fact

Janet Ibrahim
Janet Ibrahim

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Janet Ibrahim with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of October, 2017.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me personally appeared Janet Ibrahim, 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 Bola Sami Gabriel, and who acknowledged that he executed the same as the free act and deed of Bola Sami Gabriel.

WITNESS my hand and official seal at office this 3rd day of October, 2017.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Janet Ibrahim, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death Bola Sami Gabriel (person who didn't come), the principal.

This 3rd day of October, 2017.

Janet Ibrahim

Janet Ibrahim

WITNESS my hand and official seal at office this 3rd day of October, 2017.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address:	Nahed Gerges and Hany Nasif 5532 Oak Chase Drive Antioch, TN 37013
Tax Parcel No	163020C08500CO
Property Address:	1382 Rural Hill Rd. Unit 114 Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at Owner's Address
Firm File #:	20170905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $138,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of October, 2017.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019