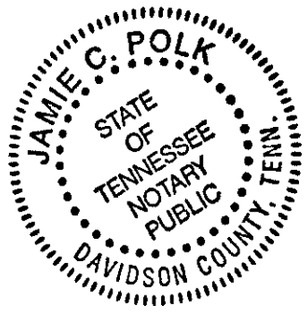
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of October 2017

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Eaman H. Mackar	US Bank, NA	150 05 0 321.00
(NAME)	(NAME)	
2912 Owendale Dr.	7601 Penn Ave. S., Ste. A1	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richfield, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Samir Ibrahim and Nivin Abdelmesih, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eaman H. Mackar, a married woman**, 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. 66 on the Plan of Forest View Park, Section Four, Phase One, of record in Plat Book 5800, page 289, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Samir Ibrahim by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. dated September 24, 2004 and recorded October 1, 2004 as Instrument No. 20041001-0118472, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Bill Garrett Davidson County
Batch# 16136 **DEEDWARR**
10/20/2017 12:32:51 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20171020-0107667

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unimproved ☐
This is improved ☒ property, known as 2912 Owendale Dr., Antioch, TN 37013

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, has 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 19 day of October, 2017

Samir Ibrahim
Samir Ibrahim

Nivin Abdelmesih
Nivin Abdelmesih

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Samir Ibrahim and Nivin Abdelmesih, the 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 and official seal, this the 19th of October, 2017.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: MTJ-176437SSO