WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-RE-17-530-H

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 19591 DEEDWARR
10/31/2017 09:47:30 AM 2 pgs
Fees: $13.00 Taxes: $388.50
20171031-0111329

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wael Zaki and Mina Naguib	**New Owner**	
(NAME)	(NAME)	**133-15-0-125.00**
5005 Olivia Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **CARL WITTENBERG, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WAEL ZAKI AND MINA NAGUIB,** 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 the 6th, formerly 9th, Civil District of said County, described according to a copy of a survey made May 5, 1947 by James A. Hamilton, Jr., Surveyor as follows: Beginning at a point in the center of Paragon Mills Road, 221 feet east of the southeast corner of the property to Lucille Blunkall by deed of record in Book 1217, page 191, said Register's Office; thence northwesterly 220 feet to the southeast line of the Harrison property; thence along Harrison's line, northeasterly 75 feet; thence southeasterly 220 feet, more or less, to the center line of Paragon Mills Road; thence with the center line of the same, southwesterly 75 feet to the point of beginning.

Included in the above description, but excluded therefrom is the property conveyed to the Metropolitan Government of Nashville and Davidson County by Warranty Deed of record in Book 7378, page 574, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl Wittenberg, married by Warranty Deed from William A. King and Joann King, married of record in Instrument No. 20170405-0033188 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on April 5, 2017.

**Grantor has never occupied the said property as his primary residence.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Easements to Metro Government of Nashville & Davidson County of record in Book 7378, Page 574, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **530 Paragon Mills Rd., Nashville, Tennessee 37211**.

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 27th DAY OF OCTOBER, 2017.

Carl Wittenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL WITTENBERG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of October, 2017.

Notary Public
My Commission Expires: 1/6/2017
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

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

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.