THIS INSTRUMENT PREPARED BY:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, Tennessee 37027

Bill Garrett Davidson County
Batch# 31002 DEEDWARRSP
11/29/2017 02:16:19 PM 2 pgs
Fees: $13.00 Taxes: $283.53
20171129-0121804

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David S. Ragheb and Ahdy Thomas **c/o David S. Ragheb** **708 Sedgewick Place** **Franklin, TN 37067**	**David S. Ragheb** **708 Sedgewick Place** **Franklin, TN 37067**	**107-05-0A-136.00CO**

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,I, **Farokh Fani**, married, hereinafter called the Grantor, having bargained and sold, and by these presents do transfer and convey unto **David S. Ragheb, as to a one-half undivided interest, and Ahdy Thomas, as to a one-half undivided interest, as tenants in common**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 136 on the Plan of Five Oaks, formerly The Meadows, a Planned Unit Development, as shown by plat appearing of record in Plat Book 5200, Page 355, as amended in Book 5784, Page 521, of the Register's Office of Davidson County, Tennessee, as which plan reference is hereby made for complete details of said unit.

Being the same property conveyed to Farokh Fani by Quitclaim Deed from Nour Dine Abidi of record in Instrument No. 20140416-0031781 Register's Office for Davidson County, Tennessee, dated April 16, 2014 and recorded on April 16, 2014.

To have and to hold the same, together with all the hereditamentsand appurtenances thereunto belonging or in any wise appertaining, to the Grantee, his heirs and assigns, forever.

And the Grantor, for himself and his heirs, executors and administrators, does hereby covenant with the Grantee, his heirs and assigns, that he, the Grantor, has not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever; and the titleto the above granted premises against all persons lawfully claiming the same from, through or under him the Grantors will forever warrant and defend.

The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

Subject property has never been the primary residence of the herein named Grantor or his spouse.

In witness whereof, the Grantor has hereunto set his hand this 24 day of November, 2017.

Farokh Fani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Farokh Fani**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 24 day of November, 2017.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

My Commission Expires: 3/31/21

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer or value of property (whichever is greater) is $ 76,630.00.

AFFIANT

Sworn to and subscribed before me this 24 day of August, 2017.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

My Commission Expires: 3/31/21