This instrument prepared by & return to:

Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Bill Garrett Davidson County
Batch# 44827 DEEDWARR
01/05/2018 12:04:30 PM 2 pgs
Fees: $13.00 Taxes: $610.13
20180105-0001771

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of December, 2017, by and between Amera Gerges and Magdy Mussa, Wife and Husband, party of the first part, and Ebtsam Ghaly, single woman, 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:

Land in Davidson County, Tennessee, being Lot Number 288 on the Map of Miro Meadows Addition, as of record in Book 1424, Page 112 Register's Office for Davidson County, Tennessee described as follows:

Said Lot Number 288 fronts 82 feet on the northerly side of Thompson Place and runs back between lines measuring 180.7 feet on the easterly line and 184.2 feet on the westerly line to a dead line in the rear on which it measures 90 feet.

Being all or part of the same property conveyed to Magdy Mussa and Amera Gerges by virtue of that certain Warranty Deed dated September 15, 2014, and being of record at Instrument No. 20140905-0081717 in the Register's Office of Davidson County, Tennessee.

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), her 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 2018 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), her 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.

Amera Gerges
Amera Gerges

Magdy Mussa
Magdy Mussa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 28th day of December, 2017.

Ashlee Page
Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Ebtsam Ghaly
1212 Thompson Place
Nashville, TN 37217

Tax Parcel No 10713008300

Property Address: 1212 Thompson Pl.
Nashville, TN 37217

MAIL TAX
BILLS TO: New owner

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 $164,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

LeeAnn Maloney
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of December, 2017.

Notary Public

My Commission Expires: 1-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Julie Coone
Notary's Signature

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

My commission expires: 5-3-2021