This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP 62 GROUP 02A PARCEL No. 304
SEND TAX BILLS TO

New Owner

NAME AND ADDRESS OF NEW OWNERS:

Ghalia Eltiti
3293 Cain Harbor Drive
Nashville, TN 37214

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

Bill Garrett Davidson County
Batch# 59227 DEEDWARR
02/15/2018 09:07:59 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20180215-0014796

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged;

Said Mahmoud Altiti, married, the undersigned, hereby referred to as the GRANTOR, has bargained and sold and does hereby transfer and convey unto **Ghalia Eltiti, unmarried,** hereby referred to as the GRANTEE, and her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of Lot No. 269, on the Plan of RIVER TRACE ESTATES, PHASE 2, SECTION 6, of record in Instrument Number 200106050058138, in the Register's Office of Davidson County Tennessee.

BEING the same property that was conveyed to Said Mahmoud Altiti, by Capitol Homes, Inc., by Warranty Deed of record in Instrument Number 200203180033452 in the Registers Office of Davidson County, Tennessee.

For reference, Nawal Altiti, wife of Mahmoud Altiti joins in the execution of this deed for the purpose of conveying any marital interest she may have in the property.

THIS CONVEYANCE is made subject to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is unimproved property known as 3293 Cain Harbor Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, her heirs and assigns, forever.

AND Grantor does covenant with the said Grantee herein that they are lawfully seized and possessed of said land in fee simple; has a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2018 property taxes are not being prorated between the parties hereto, the Grantee assuming payment thereof.

AND, Grantor does further covenant and bind himself, and his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee(s) with delivery of deed.

WITNESS OUR HANDS this 31 day of January, 2018.

Said M. Altiti
Said Mahmoud Altiti

Nawal Altiti
Nawal Altiti

STATE OF FLORIDA)
ss.
COUNTY OF Broward)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Said Mahmoud Altiti and Nawal Altiti,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this the 31 day of January, 2018.

Notary Public

My commission expires: 11/07/21

CLAUDIA ALVAREZ
Commission # GG 158554
Expires November 7, 2021
Bonded Thru Budget Notary Services

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $100,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ghalea ELTiTi
Affiant

Sworn to and subscribed before me this the 9 day of January, 2018.

André Rabideau
Notary Public

My commission expires: 6-19-2021

ANDRE C RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD