WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$262,400.00.**

Affiant

Subscribed and sworn to before me this 15th day of February, 2018

Notary Public
My Commission expires: 05-3-2021
(Affix Seal)

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Samy S Samaan	SWBC Mortgage Corporation	15003033700
1205 Elkader Court North	117 Seaboard Lane, Suite F-205	
Antioch, TN 37013	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Samir Farag and Nagwa Mechail, husband and wife,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Samy S Samaan and Awatif S Ibrahim,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 447 on the Plan of The Country, Section Nine, of record in Plat Book 6900, Pages 285 and 286, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Samir Farag and Nagwa Mechail, husband and wife from James S. Levins and wife, Margaret H. Levins by Warranty Deed on May 27, 2005, of record in Instrument Number 20050615-0068592, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $1,863.03 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 15003033700, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Pages 285 and 286, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7402, Page 977, and corrected in Book 7404, Page 292; Book 6644, Page 339 and Book 7329, Page 209, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1205 Elkader Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 63541 DEEDWARR
02/28/2018 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $970.88
20180228-0018828

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 February 15, 2018.

Samir Farag

Samir Farag

~~**Nagwa Farag**~~

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Samir Farag and Nagwa Mechail, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 15, 2018

My commission expires _____

_____
Notary Public

STATE OF FLORIDA
COUNTY OF Pinellas
The foregoing instrument was acknowledged before me this Feb 15th, 2018 by Samir Farag (name of person acknowledging), who is personally known to me or who has produced FL Driver's License (type of identification) as identification and who did (did not) take an oath.

_____

ADAM FULLER
Notary Public, State of Florida
Commission# FF 111970
My comm. expires Apr. 13, 2018

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 February 15, 2018.

~~Samir Farag~~

Nagwa Farag

Nagwa Farag

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nagwa ~~Mechail, husband~~ and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 15, 2018

My commission expires 5-3-2021

Julie Coone
Notary Public

JULIE COONE
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