WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 18-1744 JC MC

This document prepared by (and after recording return to):

Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3335**

Bill Garrett Davidson County
Batch# 81023 **DEEDWARR**
04/16/2018 10:53:50 AM 2 pgs
Fees: $13.00 Taxes: $1,002.70

20180416-0035445

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Albert Samuel Koenig, IV, a single person,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Fadhel M. Alshami and Rafan Al Sabbagh, husband and wife as joint tenants**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Bradford Hills, Section One, of record in Book 7900, page 6, as amended in Book 7900, pages 110-112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Albert Samuel Koenig, IV, single person, by Quitclaim Deed from Nicole Maison Koenig, dated 10/22/201 and filed for record on 11/16/2017 in Instrument Number 20171116-0118008, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit to correct the lot number of record in Instrument Number 20180411-0034084, said Register's Office. Further being the same property conveyed to Alan S. Koenig and wife, Nicole M. Koenig by Warranty Deed from Kirby J. Kiskadden and Christine F. Binger, as joint tenants, dated 11/30/2001 and filed for record on 12/06/2001 in Instrument Number 20011206-0134544, Register's Office for Davidson County, Tennessee.

Alan S. Koenig and Albert Samuel Koenig, IV are one and the same persons.

This is improved property also known as 6048 Bradford Hills Drive, Nashville, Tennessee, 37211.

Map and Parcel: 172120A01500CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

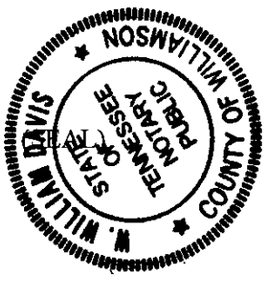
WITNESS Grantor's hand this the 13th day of April, 2018.

Albert Samuel Koenig, IV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert Samuel Koenig, IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of April, 2018.



(SEAL)

NOTARY PUBLIC

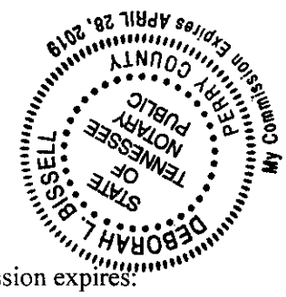
My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$271,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 13 day of April, 2018.

Affiant



NOTARY PUBLIC

(SEAL)

My commission expires:

4-28-19

Grantee(s) Name, Address:	Send Tax Statement To:
Fadhel M. Alshami and Rafan Al Sabbagh	SWBC Mtg. Corp.
6048 Bradford Hills Drive	9311 San Pedro, #106
Nashville, TN 37211	San Antonio, TX 78216