WARRANTY DEED

Bill Garrett Davidson County
Batch# 82384 DEEDWARR
04/18/2018 12:40:17 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20180418-0036563

G-VRES-18-2130

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth M. Premo	**New Owner**	
(NAME)	(NAME)	**106-13-95.00**
4909 Tyne Valley Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HESHAM ELQUADI, MARRIED, AND ADEL IBRAHEM, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH M. PREMO, A MARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 20 and part of Lot No. 20-A on the Map of Glenrose Park Subdivision, of record in Plat Book 974, Page 98, Register's Office for said County, and described together as follows:

Beginning at a point in the easterly margin of Rosemary Lane 250 feet north on the north margin of Vivelle Avenue, at the corner of Lots Nos. 20 and 21; thence northerly 65 feet to a point which is 15 feet north of the corner of Lots Nos. 20 and 20-A; thence easterly 223.3 feet, more or less, to a point in the westerly margin of an alley, which point is 3.3 feet south of the line between said Lots Nos. 20 and 20A; thence with said alley, southerly 47.1 feet to the corner of Lots Nos. 20 and 21; thence with the line between said lots westerly 217.1 feet to the beginning.

Being the same property conveyed to Hesham Elquadi and Adel Ibrahem by Warranty Deed from Jerry Matthew Boyd, unmarried man, recorded January 16, 2014 in Instrument No. 20140116-0004452, Register's Office for Davidson County, Tennessee.

The above referenced property was investment property for the Grantors and has never been the principal marital residence for the Grantors.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 98, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2130 Rosemary Lane, Nashville, Tennessee 37210**.

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), their 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, unless otherwise herein set out; 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), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 13th DAY OF APRIL, 2018.

Hesham Elquadi

Adel Ibrahem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HESHAM ELQUADI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

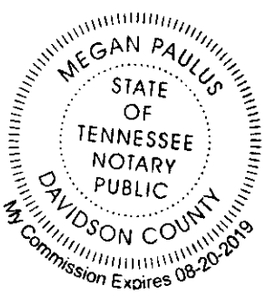


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADEL IBRAHEM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212