WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF ~~MICHIGAN~~ TN
COUNTY OF ~~OAKLAND~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 94623 DEEDWARR
05/21/2018 09:53:25 AM 2 pgs
Fees: $13.00 Taxes: $358.90

20180521-0048242

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Emeil Abdelmaseh and Vivian A. Mekhaeil	Emeil Abdelmaseh and Vivian A. Mekhaeil	16216005300
(NAME)	(NAME)	
1793 Red Jacket Drive	1793 Red Jacket Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181429

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Maged M. Hanna, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Emeil Abdelmaseh and Vivian A. Mekhaeil, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Lot No. 61-A on the Plan of Lots 49 thru 56 & 58 thru 66, Zone Lot Division-Hickory Park Villas, Section 2, of record in Book 6250, page 615, which amends the Plan of Hickory Park Villas, Section 2, of record in Book 5200, page 603, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Maged M. Hanna, a single man by deed from Barbara June Chance, an unmarried person, dated November 28, 2007, of record in Instrument No. 20071130-0139290, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 5200, page 603, amended in Book 6250, page 615, Register's Office for said County; and (b) Restrictions of record in Book 6815, page 800, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Unimproved ☐

This is improved ☒ property, known as 1416 Bell Trace Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of May, 2018

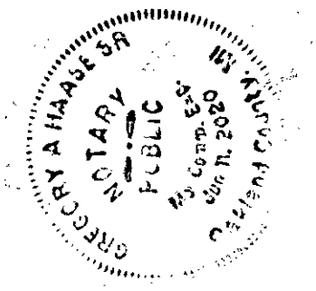
Maged M. Hanna

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Maged M. Hanna, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of May, 2018.

Notary Public Gregory A. Haase, Sr.
My Commission Expires: 06-11-2020



Gregory A. Haase, Sr.
Notary Public - State of Michigan
County of Oakland
My Commission Expires 06/11/2020
Acting in the County of OAKLAND