Bill Garrett Davidson County
Batch# 98810 DEEDWARR
06/01/2018 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $702.63
20180601-0052212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF NASHVILLE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Karri S Coffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2018.

Notary Public

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

H. ALAN ALSOBROOK NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY, TN My Comm. Exp. 03-19-19

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0360

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
EPH 2 ASSETS, LLC	EPH 2 ASSETS, LLC	#150090A17700CO
(NAME) 5001 Plaza On The Lake, #200	(NAME) 5001 Plaza On The Lake, #200	
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars ($189,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AMGAD S. ISKANDER AND WIFE, WAFAA M. HANNA,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EPH 2 ASSETS, LLC,
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:

BEING Lot No. 323, on the Plan of Forest View Park, Section X, Phase One, as of record in Plat Book 7900, Page 356, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Amgad S. Iskander and Wafaa M. Hanna by Cash Deed from The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument 20151002-0100299, said Register's Office, dated September 30, 2015.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 356, said Register's Office.

Power of Attorney of record in Instrument 201806010052211, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1304 Joust Court, 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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29th day of May, 2018.

Amgad S. Iskander by _____ Attorney in Fact
Amgad S. Iskander by Girgis Youssef, Attorney in Fact

Wafaa M. Hanna by _____ Attorney in Fact
Wafaa M. Hanna by Girgis Youssef, Attorney in Fact

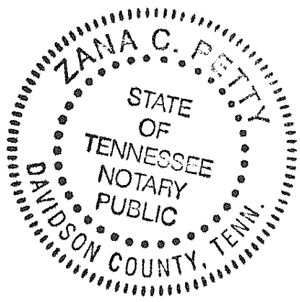
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Girgis Youssef, 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 on behalf of Amgad S. Iskander and Wafaa M. Hanna, as his./her Attorney-in-Fact, as the free act and deed of the within named Amgad S. Iskander and Wafaa M. Hanna.

Witness my hand and official seal this May 29, 2018.

My Commission Expires: 7-2-18

_____
Notary Public



I, Susan P. Davis, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Pamela Oppenhuizen, a notary public for this county and state, Susan P. Davis, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

