WARRANTY DEED

Bill Garrett Davidson County
Batch# 99775 DEEDWARR
06/04/2018 11:03:43 AM 2 pgs
Fees: $13.00 Taxes: $529.10

20180604-0052914

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF May, 2018

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings LLC (NAME)	owner at owners address (NAME)	
2928 Owendale Drive (ADDRESS)	2928 Owendale Drive (ADDRESS)	15005031700
Antioch TN 37013 (CITY) (STATE) (ZIP)	Antioch TN 37013 (CITY) (STATE) (ZIP)	

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, WE, **Abdelnaby Mahgoub and Fatimah Mahgoub,** a married couple, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings LLC,** HEREINAFTER CALLED THE GRANTEE, ITS 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. 62 on the Plan of Forest View Park, Section Four, Phase One of record in Plat Book 5800, Page 289 and amended in Book 6200, Page 646, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Fatimah Mahgoub and Abdelnaby Mahgoub by virtue of that certain Warranty Deed dated February 7, 2008, and being of record at Instrument No. 20080215-0015211 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2928 Owendale Dr. Antioch, TN 37013
(House Number) (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

Witness my hand this 30th day of May, 2018.

عبد النبي

Abdelnaby Mahgoub

Fatimah Mahgoub

STATE OF WA
COUNTY OF King

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Abdelnaby Mahgoub and Fatimah Mahgoub**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of ~~May~~, 2018.

My Commission Expires
January 7, 2019

Notary Public

My Commission Expires: _____

Notary Public
State of Washington
WESLEY L BUTLER
My Appointment Expires Jan 7, 2019