(2)

Return To: Barrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 104599 DEEDWARR
06/14/2018 10:29:56 AM 2 pgs
Fees: $13.00 Taxes: $820.66

20180614-0057131

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$221,800.00.**

Carrie Burch
Affiant

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

Notary Public

My commission expires: 4.30.19

(AFFIX SEAL)

KIMBERLY NEWELL TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hanna Hanna	**Fifth Third Mortgage Company**	**149-02-0-038.00**
5004 Oakwood Forrest	**5001 Kingsley Drive**	
Nashville, TN 37217	**Cincinnati, OH 45227**	

FOR AND IN 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,

Sam Ghali, Married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hanna Hanna and Noura Samuel, 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(s) 31, as shown on the map entitled Phase One - Final Plat Oakwood Subdivision, of record in Plat Book 6900, page 935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JENICA ANDERSON AND MICHAEL ANDERSON, WIFE AND HUSBAND, by deed from DONALD BACHLER, of record in Instrument No. 20050609-0066331 and correct in Instrument No. 20140724-0065736, dated May 31, 2005, Register's Office of Davidson County, Tennessee, and being further conveyed to Sam Ghali, Married, by Substitute Trustee's Deed dated February 1, 2018, of record in Instrument Number 20180614-0057130 **said Register's Office.**

Under penalty of perjury, Grantor(s) hereby swears and affirms that this property is not the usual place of residence of the Grantor(s), the Grantor(s)'s spouse, or the Grantor(s)'s dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **5004 Oakwood Forrest, Nashville, TN 37217.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 12 day of June, 2018.

Sam Ghali by Mena Bishai in Atty in fact
Sam Ghali by Mena Bishai, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mena Bishai, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Sam Ghali, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Sam Ghali, the within named bargainor by the said Mena Bishai, as such Attorney-in-fact.

Witness my hand, at office, this **8th** day of **June, 2018.**

Notary Public

My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY