This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
928 Jackson Street
Manchester, TN 37355

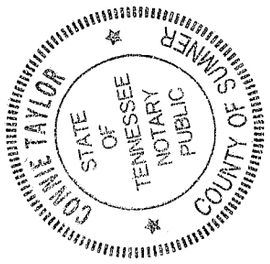
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $259,900.00.

Affiant

Subscribed and sworn before me this the 31st of July, 2018.

Notary Public
My commission expires: 11/5/2019



Bill Garrett Davidson County
Batch# 130245 DEEDWARR
08/17/2018 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20180817-0081576

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sabri Ibrahim	~~US Bank~~	176 05 0 063.00
5032 Sunshine Drive	New owner	
Antioch, TN 37013		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barnard L. Hammitt and Cheryl Hammitt, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sabri H. Ibrahim and Marsa Aziz, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 25 on the Plan of Final Plat Hickory Woods, Section B, of record in Plat Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barnard L. Hammitt and Cheryl Hammitt, husband and wife, from Michael L. Brooks and Donna Lee Brooks, husband and wife, by Warranty Deed dated June 16, 2015 and recorded June 18, 2015 as Instrument No. 20150618-0058156 in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THIS IS IMPROVED PROPERTY KNOWN AS 5032 Sunshine Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st of July, 2018.

Barnard L. Hammitt

Barnard L. Hammitt

Cheryl Hammitt

Cheryl Hammitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barnard L. Hammitt and Cheryl Hammitt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st of July, 2018.

My commission expires:
5-17-2021

Notary

CATHEY SIMONS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212