WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2018.

Notary Public

COMMISSION EXPIRES: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 156957 DEEDWARR
11/06/2018 08:41:30 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20181106-0109783

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Misty K. Scott	SWBC Mortgage Corp.	150-07-0-373
(NAME)	(NAME)	
3368 Oak Trees Court	9311 San Pedro, # 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(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, **JOHN K. IBRAHIM, an unmarried man, and EVELIN GAWARGI, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MISTY K. SCOTT, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 41-B, on the Plan of Zone Lot Division Lot No. 41, Lakeshore Woods, Section 3, of record in Book 5200, Page 621, as amended in Book 5200, Page 768, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John K. Ibrahim, an unmarried man by Deed from DeLois Bond-Smith, unmarried, of record in Instrument Number 20130612-0059720, in the Official Records of Davidson County, Tennessee. The said Evelin Gargi joins in this conveyance for the purpose of conveying any and all right, title and interest that she may have in the subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3368 Oak Trees Court (House Number) (Street) (P.O. Address) Antioch, TN (City or Town) 37013 (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, successors 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, successors 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 30th day of October, 2018.

JOHN K IBRAHIM
John K. Ibrahim

Evelin Gawargi
Evelin Gawargi

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared John K. Ibrahim and Evelin Gawargi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 30th day of October, 2018.

S. Nixon Pressley
Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

201811060109783