WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No.: 7-18-3320

Name and Address of New Owner:
Rezk Ibrahim and Hilana Ibrahim
417 Ashby Place
Nashville, TN 37013

Send Tax Bills To:
SWBC Mortgage Corp
9311 San Pedro #100
San Antonio TX 78216

This Instrument Prepared By:
Christy Jones
Bell Law Settlement Services, LLC
3102 West End Avenue
400
Nashville, TN 37203

Map & Parcel No: 151-09-0A-221.00-CO

Karen Y Johnson Davidson County
Batch# 176037 DEEDWARR
12/19/2018 01:01:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20181219-0123360

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Walter Boone, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rezk Ibrahim and Hilana Ibrahim, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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

Being Lot No. 221 on the Plan of Long Hunter Chase, Phase 3, Section 1, First Revision, a Residential Planned Unit Development of record in Instrument No. 20111103-0109138, Register's Office for Shelby County, Tennessee, to which Plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Walter Boone, a married man by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-13, recorded on May 13, 2010, of record in Instrument No. 20100513-0036869, Register's Office for Davidson County, Tennessee.

This is improved property known as 417 Ashby Place, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of December, 2018.

Walter Boone (SEAL)
Walter Boone

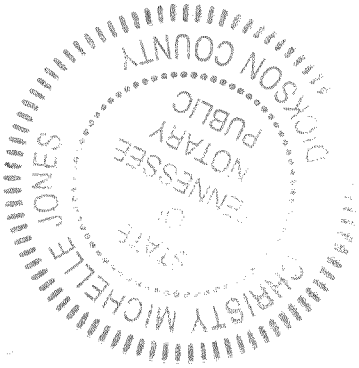
Patricia Boone (SEAL)
Patricia Boone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2018, before me personally appeared Walter Boone and Patricia Boone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 14th day of December, 2018.

Christy Michelle Jones
Notary Signature
My commission expires: 1/27/21



AFFIDAVIT OF VALUE

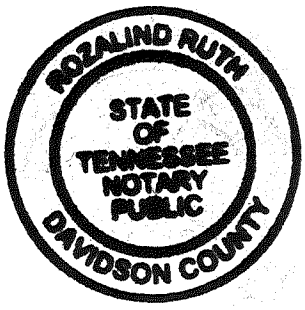
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of December, 2018.

Notary Public
My commission expires: 3/10/2019
File No. 2018-15



True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

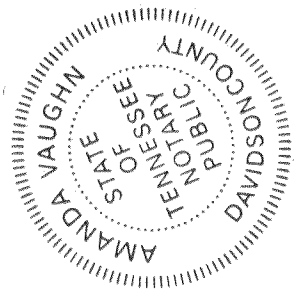
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)