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

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Carrie Borden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2018.

Kristen Jacoby
Notary Public
MY COMMISSION EXPIRES: 10-3-2020
File No. G18-3943

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Y Johnson Davidson County
Batch# 179106 DEEDWARR
12/31/2018 10:33:37 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20181231-0126332

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ashraf S. Ibraheim and Veita R. Benyamin (NAME)	Envoy Mortgage, LTD (NAME)	85-12-A-28 CO
3269 River Walk Drive (STREET ADDRESS)	100 Bluegrass Commons Boulevard, 110 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Debra Wicke, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashraf S. Ibraheim and Veita R. Benyamin, 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 No. 30 on the Plan of First Revision Lots 26 through 32, 35, Rivers Edge, Section Two, Jackson Downs, Phase Two of record in Book 8250, Page 922, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cary Vielhauer and wife, Debra Vielhauer, by Limited Warranty Deed from Sirva Relocation, LLC, a Delaware Llimited Liability Company, by Instrument No. 20050715-0082119 Register's Office for Davidson County, Tenenssee.

Being the same property conveyed to Debra Louise Vielhauer by Quitclaim Deed from Cary Brian Vielhauer, recorded December 21, 2006, by Instrument No. 20061221-0157377, said Register's Office.

Being the same property conveyed to Debra Wicke, an unmarried woman by Quitclaim Deed dated September 5, 2013 from Debra Wicke, f/k/a Debra Louise Vielhauer, recorded September 18, 2013, by Instrument Number 20130918-0098058, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Sanitary sewer easement as recorded in Book 4819, page 860, Register's Office for Davidson County, Tennessee.

2. Drainage easement as recorded in Book 9857, page 77, Register's Office for Davidson County, Tennessee.

3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

4. Restrictions as recorded in Book 9280, page 334, Book 11098, page 1, Book 11098, page 21 and Instrument No. 20100927-0076802, Register's Office for Davidson County, Tennessee.

5. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 8250, page 922, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3269 River Walk Drive, Nashville, TN 37214.

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. Whenever 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 28th day of December, 2018.

Debra Wicke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2018, before me personally appeared Debra Wicke, 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 28th day of December, 2018.

TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066