This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3466

Karen Johnson Davidson County
Batch# 190069 DEEDWARR
01/31/2019 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20190131-0009226

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

OSAMA GHOBRIAL
Affiant

Subscribed and sworn to before me, this the 28th day of January, 2019

Notary Public
My Commission Expires: 9-20-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Osama Ghobrial Randa Sedrak 3537 Country Way Road Antioch, TN 37013	U.S. Bank, N.A. 4801 Frederica Street Owensboro, KY 42301	150-08-0-092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Donna M. Ford NKA Donna M. Byers, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Osama Ghobrial and Randa Sedrak, Husband and Wife**, hereinafter called the Grantee(s), his/her/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. 468 on the Plan of Towne Village of the Country, Section 5, a Planned Unit Development on the plan of record in Book 6250, Pages 783 and 784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed by Quitclaim Deed from Jack G. Ford, unmarried to Donna M. Ford, unmarried as recorded on the 9th day of October, 2002 in Instrument No. 20021009-0123737; Assumption Deed from David R. Edinger, and wife, Christi D. Edinger to Jack G. Ford and wife, Donna M. Ford as recorded on the 23rd day of July, 1991 in Deed Book 8403, Page 76 and Warranty Deed from Margaret Whitfield and husband, James E. Whitfield and their son, Brad Whitfield, unmarried to David R. Edinger and wife, Christi D. Edinger as recorded on the 31st day of August, 1989 in Deed Book 7927, Page 690, in the Register's Office of Davidson County, Tennessee.

Anthony P. Byers joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

201901310009226

This is improved property located at: **3537 Country Way Road, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of January, 2019.

GRANTOR:

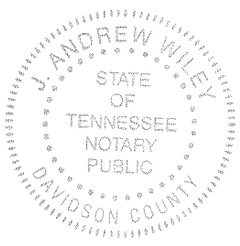
Donna M Byers
Donna M. Ford NKA Donna M. Byers

Anthony P Byers
Anthony P Byers

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donna M. Ford NKA Donna M. Byers and Anthony P Byers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of January, 2019.



Notary Public
My Commission expires: NOV 0 8 2021

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)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY