WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22

(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 230147 DEEDWARR
05/15/2019 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20190515-0045764

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fady Moussa	US Bank Home Mtg.	
(NAME)	(NAME)	149120B00700CO
1220 Twin circle Dr.	7601 penn Ave. S. Ste. A2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Richfield, MN 55423	
(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, **Fawzia Hana and Siad E Fahim, a married couple** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fady Moussa, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No 7 on the Plan of Forest Cove subdivision, Phase 1, a Planned Unit Development, of record in Plat Book 9700, Pages 754 and 755, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Siad E Fahim and Fawzia Hana by Warranty deed recorded July 25, 2007 recorded at Instrument No. 20070725-0088354 in the Register's Office of Davidson County, TN.

Seller warrants that prior deed erroneously lists name as Siad E Fahim. Said E Fahim and Siad E Fahim being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 11149, Page 641; Book 11313, Page 436; Book 7181, Page 183; Book 7582, Page 193; Book 437, Page 21; amd Bppl 2244, Page 13, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1220 Twin Circle Dr. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (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 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. 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 13th day of May, 2019.

Fawzia Hana

Fawzia Hana

Said E Fahim

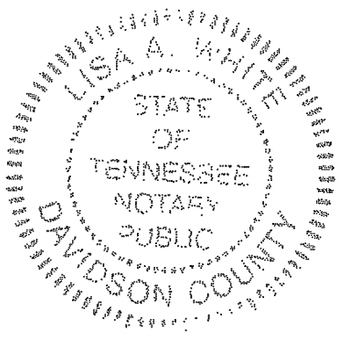
Said E Fahim

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Fawzia Hana and Said E Fahim**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of May, 2019.

Notary Public
My Commission Expires: 7/9/22



Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

20190515004576 4