Name and Address of New Owner:
Mina Gerges
876 Pin Oak Drive
Nashville, TN 37013

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Send Tax Bills To:
Mina Gerges
876 Pin Oak Drive
Nashville, TN 37013

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 242637 DEEDWARR
06/13/2019 08:36:58 AM 2 pgs
Fees: $13.00 Taxes: $917.60
20190613-0056649

Map & Parcel No: 164080A01400CO

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, **Sammy Said and Marian Fangary, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mina Gerges, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 171 on the Plan of Section One, Hallmark "A Cluster Lot Subdivision" of record in Instrument No. 20050315-0028142, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Sammy Said and Marian Fangary, husband and wife by Warranty Deed from Amanda Dean, Successor Trustee of The 876 Pin Oak Trust, dated February 20, 2019, of record in Instrument No. 20190222-0016063, in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 7th day of June, 2019.

_____(SEAL)
Sammy Said

_____(SEAL)
Marian Fangary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2019, before me personally appeared Sammy Said and Marian Fangary, 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's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2019.

GREGORY FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Signature
My commission expires: 11.8.21

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 **$248,000.00**, 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
7th day of June, 2019.

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

_____
Notary Public
My commission expires: _____
File No. 19-181