This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $174,900.00.

Sameh L Farag
Affiant

Subscribed and sworn before me this the 25th day of November, 2019.

Notary Public
My commission expires: 5-17-2021

CATHEY SIMONS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Karen Johnson Davidson County
Batch# 320050 **DEEDWARR**
11/26/2019 09:35:21 AM 2 pgs
Fees: $13.00 Taxes: $647.13
20191126-0122065

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sameh L. Farag	First National Bank of Middle Tennessee	148-15-0 203.00
4132 Eastview Drive	200 East Main Street	
Nashville, TN 37211	McMinnville, TN 37110	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CYNTHIA NEELY F/K/A CYNTHIA ANN SHADOWENS SHAFFER, a married woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SAMEH L. FARAG, a married man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Apache Hills, Section 6, as of Record in Plan Book 5200, page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cynthia Ann Shadowens Shaffer, unmarried, by deed from Larry Franks and James Franks and Dorris Anderson, Heirs of Odus C. Bentley, dated 09/29/1997, of record in Book 10631, page 224, said Register's Office. The spouse of Cynthia Neely has never resided at the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4132 Eastview Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 25th day of November, 2019.

Cynthia Neely FKA Cynthia Ann Shadowens Shaffer

Cynthia Neely f/k/a Cynthia Ann Shadowens Shaffer

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cynthia Neely f/k/a Cynthia Ann Shadowens Shaffer,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of November, 2019.

My commission expires:
5-17-2021

CATHEY SIMONS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Public