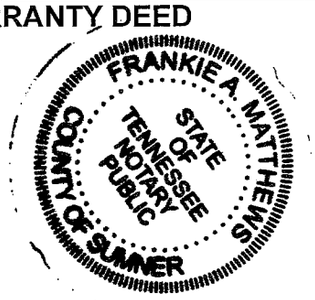
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Baheg Habib
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Baheg Habib	New Owner	Map & Parcel 119 09-0 196.00
(NAME) 1228 Brentwood Highlands Dr.	(NAME)	Karen Johnson Davidson County Batch# 353265 DEEDWARR 02/04/2020 11:33:30 AM 3 pgs Fees: $18.00 Taxes: $3,700.00 20200204-0012851
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Zeleke Awash, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Baheg Habib and Nihal Hanna, 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:

TRACT 1:
Land in Davidson County, Tennessee, Being Lot Nos. 26 and 27, on the Plan of Parkway Subdivision, as shown on plat of record in Plat Book 974, Page 62, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Together with non-exclusive driveway easement reserved in deed of record in Book 4482, Page 262, said Register's Office.

Being the same property conveyed to Zeleke Awash by deed from Mapco Express, Inc. by deed of record in Instrument Number 20100105-0000963, Register's Office for Davidson County, Tennessee and further conveyed to Zeleke Awash by deed from Meselech Aga of record in Instrument Number 20160519-0050384, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 974, Page 62, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Non-Exclusive Driveway Easement of record in Deed Book 4482, Page 262, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 234 Thompson Lane, Nashville, TN 37211
(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.

202002040012851

Witness my hand this 3rd day of February, 2020.

Zeleke Awash

STATE OF TENNESSEE

COUNTY OF Robertson

On this 3rd day of February, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Zeleke Awash**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, KATHY LEE, 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.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE 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: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON