Name and Address of New Owner:
Medhat Lewis and Magdy Hzkial
2723 Murfreesboro Pike
Nashville, TN 37013

Send Tax Bills To:
Medhat Lewis and Magdy Hzkial
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 149-00-0-165.00

Karen Johnson Davidson County
Batch# 364117 DEEDWARR
02/27/2020 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20200227-0021679

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, **ASHOK MUNJAL**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Medhat Lewis and Magdy Hzkial , "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
Beginning at a point in the center of the Murfreesboro Pike, the southeast corner of the "Church of Christ Lot", and running thence South 44 1/4 degrees West with the Southeastern line of said Church lot 215.3 feet to the southwest corner of said lot; thence South 43 1/2 degrees East 46.2 feet; thence South 49 1/2 degrees East 158 feet to the northwest corner of a lot of land conveyed to R. H. Luther and wife, by Deed from F. A. Carter and wife, of record in Book 747, page 642, Register's Office for said County; thence North 46 1/2 degrees East with their boundary line 62.70 feet to a stake, their Northeast corner; thence North 46 1/2 degrees East 146 feet to a stake, their northeast corner; thence North 46 1/2 degrees East 146 feet to the center of the Murfreesboro Pike, and thence North 46 3/4 degrees West with the corner of said Pike 212.4 feet to the beginning.

Being the same property conveyed to Samco, by Warranty Deed of W. F. Moss and wife, Patricia Ann Moss, formerly Patricia Moss Lutz, of record in Book 9906, page 669, Register's Office of Davidson County, Tennessee.

Included in the above description but to be expressly excluded therefrom is the following described property granted to the State of Tennessee by Warranty Deed of Samco, dated July 9, 1996, of record in Book 10118, page 235, said Register's Office.

Beginning at a point on the southwest existing margin of Murfreesboro Road, said point being the point of intersection between the common property line between Resolution Trust Corp and the Grantor with the southwest existing margin of Murfreesboro Road; thence with said existing margin of Murfreesboro Road southeasterly 208 feet more or less to the intersection with the common property line of Billy K. and Mary C. Cotton and the Grantor; thence with said property line South 52 degrees 31 minutes 42 seconds West 9.18 feet to the point of intersection with the southwest proposed margin of State Project No. 19021-2230-54; thence with said proposed margin North 41 degrees 54 minutes 46 seconds West 207.26 feet to Resolution Trust. Corporation's southeast property line; thence with said property line North 46 degrees 45 minutes 42 seconds East 9.67 feet to the point of beginning, containing 1877.1 square feet.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 31st day of January, 2020.

_____(SEAL)
ASHOK MUNJAL

Being the same property Conveyed to Ashok munjal by Quitclaim Deed by Instrument NO 202002270021678 said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2020, before me personally appeared ASHOK MUNJAL, 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 31st day of January, 2020.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires:

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 $1,800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Affiant)

Sworn to and subscribed before me this
31st day of January, 2020.

Notary Public
My commission expires: 3-8-2021
File No. 2019-796

True Copy Certification

I, John A Bell Sr., 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 TN
County of Davidson

Personally appeared before me, Dellana Lowhorn, a notary public for this county and state, John A Bell Sr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary Seal (if on paper)