WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/28/06

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sam Mansour	U. S. Bank NA	148-14-269
(NAME)	(NAME)	
	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
	Owensboro, TN 42301	
(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, Ronnie L. Felix Sr. and wife, Connie Lucille Felix, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam Mansour, 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:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Colewood Acres, Section 5, of record in Plat Book 5200, page 303, said Register's Office, to which reference is hereby made for a complete description.

Being the same property conveyed to Ronnie L. Felix, Sr. and wife Connie Lucille Felix, by deed of record in Book 9793, Page 807, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Ronnie L. Felix, Sr. and Connie Lucille by Victor Hazelwood as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * , in the Register's Office for Davidson County, Tennessee.

* 20030321-0037706

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 148 & 150 Colemont Drive, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 03/21/03 11:48 2pgs
Fees:13.00 Taxes:462.50

20030321-0037707

Witness my/our hand(s) this 13th day of March, 2003.

Ronnie L. Felix Sr. by Victor Hazelwood his Atty in fact

Ronnie L. Felix Sr.

Connie Lucille Felix by Victor Hazelwood her Atty in fact

Connie Lucille Felix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 13th day of March, 2003, before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Ronnie L. Felix, Sr. and Connie Lucille Felix and who acknowledged that he executed the same as the free act and deed of the said Ronnie L. Felix, Sr. and Connie Lucille Felix, through Power of Attorney granted him by the said Ronnie L. Felix, Sr. and Connie Lucille Felix

Witness my hand and official seal at Nashville, Tennessee this 13th day of March, 2003.

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006