WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120095323 DEEDWARR
Recvd: 12/13/12 09:17 2 pgs
Fees:13.00 Taxes:416.25
20121213-0114766

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2012.

Paige B. Mayercik
Notary Public

MY COMMISSION EXPIRES: 11-22-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Odetta Shehata	Regions Bank d/b/a Regions Mortgage	17601003400
(NAME)	(NAME)	
3817 Round Rock Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Birmingham, AL 35244	
(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, Peggy W. Morgan, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Odetta Shehata, an unmarried person. 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:

BEING Lot No. 89, on the Final Plat of Hickory Woods, Section A, of record in Plat Book 6900, Page 511, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Peggy W. Morgan, by deed of record in Book 11469, Page 444, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Peggy W. Morgan by James A. Morgan as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20121213-0114765, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3817 Round Rock, 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.

Witness my hand this 5th day of December, 2012.

Peggy W Morgan by her attorney in fact

Peggy W. Morgan by James A. Morgan her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of December, 2012 before me personally appeared James A. Morgan , the person who executed the foregoing instrument on behalf of Peggy W. Morgan, and acknowledged that he executed the same as the free act and deed of the said Peggy W. Morgan, through Power of Attorney granted he by the said Peggy W. Morgan.

Witness my hand and official seal at Franklin, Tennessee this 5th day of December, 2012.

Commission expires: 5.5.15

KRYSTN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. My Commission Expires MAY 5, 2015

Notary Public