Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130064092 DEEDWARR
Recvd: 07/26/13 15:29 2 pgs
Fees:13.00 Taxes:395.90
20130726-0078066

WARRANTY DEED

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of July, 2013

Notary Public

MY COMMISSION EXPIRES: 11.23.2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adwer Anees	US Bank National Association	164080A01800CO
(NAME)	(NAME)	
1161 Lakewalk Drive	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Earth City, MO, 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Justin Harrison, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Adwer Anees and Nagwa Soliman, 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:

Lot No. 54, Hallmark, a Cluster Lot Subdivision, Final Plat Section One, of record in Instrument No. 20050315-0028142, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Justin Harrison, unmarried by deed from Jerry Butler Builders, LLC dated August 28, 2006, of record in Instrument No. 20060831-0107457, Register's Office for Davidson County, Tennessee.

Savanna Harrison, spouse of Justin Harrison, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1161 Lakewalk Drive, Antioch, TN 37013

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, has 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 our hands this **23rd** day of **July, 2013**

Justin Harrison

Savanna Harrison

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, **Justin Harrison and Savanna Harrison**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **July, 2013**

Notary Public

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 11.23.2015

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