BILL GARRETT, Davidson County
Trans:T20130068956 DEEDWARR
Recvd: 08/12/13 10:32 2 pgs
Fees:13.00 Taxes:407.00

20130812-0084230

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2013.

Brenda R Lehman

Notary Public

MY COMMISSION EXPIRES: March 8, 2015.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sameh Louka	U.S. Bank, National Association	164080B05200CO
(NAME) 1253 Maritime Port	(NAME) 3180 Rider Trail South	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Earth City, MO 63045	
(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,

VICTORIA LEONARD, MARRIED AND ROBERT DENNIS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAMEH LOUKA AND WIFE, MARIAM HANNA

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. 15, on the Final Plat of Lakewalk, Section Two, as the same appears of record in Instrument No. 20060209-0016039, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Victoria Leonard, married and Robert Dennis, married by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, recorded on October 6, 2008, of record in Instrument No. 20081006-0101263, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Victoria Leonard, married by Quitclaim Deed from Robert Dennis, married, recorded on January 9, 2013, of record in Instrument No. 20130109-0003001, Register's Office for Davidson County, Tennessee.

Stephen R. Leonard joins in the execution of this instrument solely to relinquish any marital rights he may have in the property by virtue of his marriage to Victoria Leonard, but he/she is in no way obligated for the repayment of the indebtedness secured by the Deed of Trust.

This is not the principal residence for Grantor Robert Dennis, nor is it the principal residence of any spouse of Robert Dennis.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

srl by vl vl

unimproved ☐

This is improved ☒ property, known as 1253 Maritime Port, 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/our hand(s) this 9th day of August, 2013.

Stephen R Leonard by his attorney in fact, Victoria Leonard

Stephen R. Leonard by his attorney in fact, Victoria Leonard

Victoria Leonard

Victoria Leonard

Robert Dennis

Robert Dennis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victoria Leonard and Robert Dennis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 9th day of August, 2013

Commission expires: March 8, 2015

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Brenda R Lehman

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Victoria Leonard, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Stephen R. Leonard, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Stephen R. Leonard.

WITNESS my hand and Notarial Seal this 9th day of August, 2013.

My Commission Expires: March 8, 2015

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Brenda R Lehman

Notary Public