WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/13/13 14:44 3 pgs
Fees:18.00 Taxes:562.40
20130813-0085022

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **13th** day of **August, 2013.**

Notary Public

MY COMMISSION EXPIRES: 5-23-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan Saed and Sabah Hanna	SWBC Mortgage Corp.	150-06-0-193.00
(NAME)	(NAME)	
3017 Wilford Pack Ct	9311 San Pedro # 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(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, WE, **Larry B. Holbert and Adrian Holbert, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jan Saed and Sabah Hanna, 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:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of the Revised West Lake Subdivision of recorded in Book 6250, page 785, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Larry B. Holbert and Adrian Holbert, husband and wife by deed from Adrian M. Osborne and Larry B. Holbert, Jr. dated August 23, 2002, of record in Instrument No. 20020904-0106390, Register's Office for Davidson County, Tennessee.

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.

This is improved ☐ property, known as 3017 Wilford Pack Ct, 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 **13th** day of **August, 2013.**

Larry B. Holbert

Adrian Holbert by Larry B. Holbert, Attorney-in-Fact Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this **13th** day of **August, 2013.**

Notary Public

My commission expires:
3/18/14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Larry B. Holbert, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Adrian Holbert, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20130813-0085021 ister's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Adrian Holbert, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 13th day of August, 2013.

Notary Public

My Commission Expires:
3/18/14

I, Philip Ellis, 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 Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY