BILL GARRETT, Davidson County
Trans:T20130076831 DEEDWARR
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Fees:18.00 Taxes:473.60
20130905-0093625

Send Tax Statements T
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Alfy Abdelnour
5042 Preserve Blvd
Antioch, TN 37013

From Information Furnished By

Map and Parcel 175-6-A/86CO
Account Number:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **DENNIS DUNNE, SINGLE MAN**, has this day bargained and sold and does hereby transfer and convey unto, **ALFY ABDELNOUR AND SHEREEN G. GAWARGEOUS, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 140, on the plan of Final Plat, Section I, The Preserve at Old Hickory, "Cluster Lot Subdivision", A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Dennis Dunne, single man, by deed from Ole South Properties, Inc. a Tennessee Corporation, dated November 17, 2011, appearing of record in Instrument Number 20111121-0090771, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument Number 20060824-0104548, and Instrument Number 20061208-0152023; Easement to Tennessee Telephone Company in Instrument Number 20061013-0127087; Easement to Colonial Pipeline in Book 4542, page 131, and in Book 3616, page 453, and in Book 3570, page 13, and in Book 3571, page 599; Easement to First Suburban Water District in Book 4453, page 154; Transmission Line Easements in Book 4425, page 582, and in Book 2346, page 378; Declaration of Taking to United States of America (Tennessee Valley Authority) in Book 11335, page 609, and in Instrument Number 20021017-0127752; Storm Water Detention Agreement in Instrument Number 20041103-0132562; Charter of Homeowner's Association in Instrument Number 20060824-0104548; Easement to TDS Telecom in Instrument Number 20061013-0127208; and to any and all matters shown on said plat and survey of record in Instrument Number 20060824-0104545, all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

Return To.
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ALFY ABDELNOUR AND SHEREEN G. GAWARGEOUS, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29 day of August, 2013.

Dennis L Dunne

Dennis Dunne

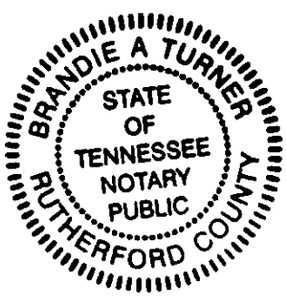
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Dennis Dunne,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 29 day of August, 2013.

Brandie A Turner

NOTARY PUBLIC
My Commission Expires: 7-9-13



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Jessica Hendrixson
AFFIANT

SWORN to and subscribed before me,
this 29 day of August, 2013.

Brandie A. Turner
NOTARY PUBLIC
My Commission Expires: 7-9-16

