Davidson County	DEEDWARR
Recvd: 12/06/13 11:17	3 pgs
Fees:18.00 Taxes:218.30	
20131206-0124349	

WARRANTY DEED

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 09-11-2017 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Tamer Labib
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tamer Labib	"New Owner"	15007047000
(NAME)	(NAME)	
3328 Oak Trees Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William S. Murrell Sr., married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tamer Labib, 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 51-B, ZONE LOT DIVISION, LOTS NO'S 51, 56 & 57, LAKE SHORE WOODS, SECTION 2, as shown on plat of record in Plat Book 6250, Page 508, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William S. Murrell, Sr., married by Warranty Deed from Micheal E. O'Connell, unmarried, recorded on the 26th day of May, 2010 in Instrument No. 20100526-0040668, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The herein described property is not now nor has ever been the principal place of residence of the Grantor herein.

unimproved ☐

This is improved ☑ property, known as 3328 Oak Trees Court, 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 27th day of November, 2013.

William S. Murrell Sr.

STATE OF TENNESSEE

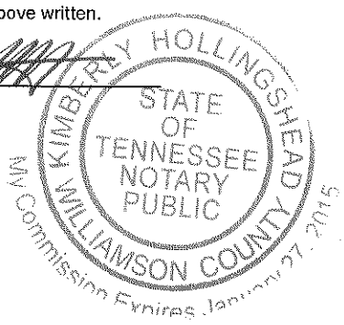
COUNTY OF WILLIAMSON

On this 27th day of November, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William S. Murrell Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-15

Notary Public,



Certificate of Authenticity

I, Cari Allen, 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen 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: A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016