BILL GARRETT, Davidson County
Trans:T20140012408 DEEDWARR
Recvd: 02/21/14 15:38 1 pgs
Fees:13.00 Taxes:553.15

20140221-0015200

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of February, 2014.

Notary Public

Commission Expiration: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Adel S. Zakher and Nora Fares 2441 Edencrest Dr. Antioch, TN 37013	US BANK, NA C1321 OLIVE BLVD. ST LOUIS, MO 63132	-149150A38300CO

WARRANTY DEED

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, **Tracey L. Lundy, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adel S. Zakher and Nora Fares, 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:

Property known as 2441 Edencrest Dr. Antioch, TN 37013, County of Davidson

Being Lot No. 53 on the Plan of Cambridge Forest, Phase 4, as of record in Instrument No. 20020813-0098017, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tracey L. Lundy, a single person, by deed from Beazer Homes Corp., d/b/a Phillips Builders dated 9/30/2004, filed of record in Instrument No. 20041004-0119134, said Register's Office.

Tax Map and Parcel ID is as follows 149150A38300CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 2441 Edencrest Dr., 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, have a good right to convey it and the same is unemcumbered, 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 18th day of February, 2014.

Tracey L. Lundy

STATE OF CALIFORNIA
COUNTY OF Riverside

On this 18th day of February, 2014, before me personally appeared Tracey L. Lundy, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 18th day of February, 2014.

Notary Public
Commission Expiration:
June 6, 2017

CINDY CARCIA
COMM. #2027580
Notary Public - California
RIVERSIDE
My Commission Expires June 6, 2017