# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014426 DEEDWARR
Recvd: 03/03/14 11:24 2 pgs
Fees:13.00 Taxes:340.40
20140303-0017724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amgad R. Seif | US Bank, N.A. | |
| (NAME) | (NAME) | |
| 467 Owendale Dr. | 3180 Rider Trail South | 150-1-213 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | 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, **HAROLD R. LEACH, TRUSTEE OF TRUS T A (SURVIVNG GRANTOR TRUST) ESTABLISHED IN THE LEACH FAMILY LIVING TRUST U/A/D JULY 20, 1993**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMGAD R. SEIF AND KRISTEN S. GAD, 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. 323 on the Plan of Cherry Hills, Section 3, as of record in Book 4175, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Harold R. Leach, Trustee of Trust A (Surviving Grantor Trust) established in the Leach Family Trust U/A/D July 20, 1993 by Quitclaim Deed from Harold R. Leach, Trustee of the Leach Family Living Trust U/A/D July 20, 1993 of record in Instrument No. 20100505-0034036, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 4175, page 59, said Register's Office; and (c) restrictive covenants of record in Book 4317, page 574, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 467 Owendale Dr., 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 27 day of February, 2014.

Harold R. Leach, Trustee

Harold R. Leach, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Harold R. Leach with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of Trust A (Surviving Grantor Trust) established in the Leach Family Living Trust U/A/D July 20, 1993, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 27 day of February, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015