Davidson County	**DEEDWARR**
Recvd: 06/18/14 14:35	**3 pgs**
Fees:18.00 Taxes:610.50	
20140618-0053339	

WARRANTY DEED

LORI HOLLOWAY 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 $165,000.00

X _____ 6-16-2014
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2014

_____
Notary Public

MY COMMISSION EXPIRES: 6-21-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yassin A. Yassin	Bank of America N.A.	162-16-0-D-006.00 CO
(NAME)	(NAME)	
4821 Honey Grove Drive	4909 Savarese Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tampa, FL 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, , **Theresa Elder Smith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Yassin A. Yassin, married,** 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. 68 on the Plan of Honey Brook Subdivision, a Residential Planned Unit Development, of record in Plat Book 7900, Page 254, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Theresa Elder Smith by deed being recorded 12/17/13 in Instrument 20131217-0127393, said Register's Office.

Being the same property conveyed to Stephen Hunter Smith and wife, Theresa Elder Smith by deed being recorded 8/1/95 in Book 9747, Page 95, said Register's Office. Consideration paid in the amount of $134,500.00

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4821 Honey Grove Drive, 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/our hands this 16th day of June, 2014.

Theresa Elder Smith

State of MASSACHUSETTS
County of SUFFOLK

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Theresa Elder Smith the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 16th day of June, 2014.

Notary Public SANDY DAO
My Commission Expires: 1/20/17

SANDY DAO
MY COMMISSION EXPIRES JANUARY 20, 2017
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

File No.: 20203

True Copy Certification

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' Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY