WARRANTY DEED

File #14053845

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

CERTIFIED COPY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adel A. Bishara Nadia W. Hana	US Bank National Association	149060074.00
(NAME)	(NAME)	
608 Oak Forest Lane	9321 Olive Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	St. Louis, MO 63132	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140044542 DEEDWARR
Recvd: 06/24/14 09:45 2 pgs
Fees:13.00 Taxes:514.30
20140624-0054861

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, I/WE, **Bruce E. Lichius, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adel A. Bishara and Nadia W. Hana, 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:

Being Lot No. 123, on the plan of Phase One Final Plat Oakwood Subdivision, as the same appears of record in Plat Book 6900, Page 935, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Bruce E. Lichius, an unmarried man, by deed from John A. Aquino, a single man, dated 11/18/1993, of record in Book 9193, Page 372, said Register's Office.

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 6900, Page 935, said Register's Office.; Amendment to plat as of record in Instrument No. 20041118-0138855, said Register's Office.; Charter of HOA as of record in Book 7954, Page 508 and in Book 7981, Page 474 and corrected in Book 8013, Page 624, said Register's Office.; Declaration of Covenants as of record in Book 7981, Page 478, Book 8038, Page 838, Book 8313, Page 17, Book 9781, Page 897, Book 10650, Page 785, said Register's Office.; By Laws as of record in Book 7981, Page 478, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **608 Oak Forest Lane, 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 our hands this 19th day of June, 2014.

Bruce E. Lichius

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Bruce E. Lichius , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of June, 2014.

Commission expires:

8/16/14

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130