Return to Bridgehouse Title

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-5010

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF June 2014.

Notary Public

Commission Expiration: 6-4-17

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Eid G Sedrak and wife, Hanaa Saiyeed	US Bank, N.A.	
1733 Southwind Dr.	4801 Frederica St.	13501009600
Nashville, TN 37217	Owensboro, KY 42301	

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,

Morris and Bell Properties, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eid G. Sedrak and Hanaa Saiyeed, 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. 70 on the Plan of Town Park Estates, as of record in Plat Book 3300, page 64, Register's Office for Davidson County, Tennessee, to which said plan reference is here by made for a more complete and accurate legal description thereof.

Being the same property conveyed to Morris and Bell Properties, LLC on 08/17/2007 by deed from Autumn Morris and Charles R. Bell, filed for record on 09/17/2007 in Instrument No. 20070917-0110808, Register's Office for Davidson County, Tennessee.

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 Grantees herein.

This is improved property known as 1733 Southwind Drive, Nashville, TN 37217

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 June, 2014.

Morris and Bell Properties, LLC

By: Bradford F. Bell
Title: Chief Manager

Morris & Bell Properties, LLC

By: Darek B. Bell
Title: Secretary

BILL GARRETT, Davidson County
Trans: T20140048203 DEEDWARR
Recvd: 07/07/14 13:50 2 pgs
Fees: 13.00 Taxes: 462.50

20140707-0059535

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Bradford F. Bell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Morris and Bell Properties, LLC, the within named bargainor, a Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself as Chief Manager.

Witness my hand and official seal at office this 27 day of June, 2014.

Notary Public

Commission Expiration: My Commission Expires March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Darek B. Bell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Secretary of Morris and Bell Properties, LLC, the within named bargainor, a Limited Liability Company, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself as Secretary.

Witness my hand and official seal at office this 27 day of June, 2014.

Notary Public

Commission Expiration: _____

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY