BILL GARRETT, Davidson County
Trans:T20140051565 DEEDWARR
Recvd: 07/17/14 14:37 2 pgs
Fees:13.00 Taxes:426.35
20140717-0063473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 115,230.00

Affiant

Subscribed and sworn to before me, this 11th day of July, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. PRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
EID ABDO **MARINA M WAHBE**	**U S BANK, NATIONAL ASSOCIATION**	**14913004400**
4800 BOWFIELD DR	**3180 RIDER TRAIL SOUTH**	
ANTIOCH, TN 37013	**EARTH CITY, MO 63045**	

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 ACKNOWLEDGE, WE,

BRENDA JEAN HECKERT, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EID ABDO AND MARINA M WAHBA, 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. 171 ON THE PLAN OF DEBRA HEIGHTS, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, AS AMENDED IN BOOK 3977, PAGE 632, SAID REGISTER'S OFFICE.

SAID LOT NO. 171 FRONTS 90.20 FEET ON THE SOUTHEASTERLY MARGIN OF BOWFIELD DRIVE AND EXTENDS BACK 115.48 FEET ON THE NORTHEASTERLY LINE AND 132.10 FEET ON THE SOUTHWESTERLY LINE, TO A DEAD LINE IN THE REAR, MEASURING 58.18 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BRENDA JEAN HECKERT, UNMARRIED, BY WARRANTY DEED FROM LARRY G. CAMPBELL AND WIFE, CYNTHIA S. CAMPBELL, DATED 12/17/1993 AND RECORDED ON 12/20/1993 IN BOOK 9192, PAGE 860, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $68,900.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4800 BOWFIELD 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 in 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 hand(s) this 11th day of July, 2014.

Brenda Jean Heckert
BRENDA JEAN HECKERT

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BRENDA JEAN HECKERT, the within named Grantor(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, at office, this 11th day of July, 2014.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016