(1) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20140057042 DEEDWARR
Recvd: 08/05/14 13:08 2 pgs
Fees:13.00 Taxes:617.53
20140805-0070247

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $166,900.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2014

Notary Public
My commission expires: 1-21-18

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires January 21, 2018

04-1407-55194

Address of New Owner:	Send Tax Bills to:	Tax Information
Anter N. Sedek	U.S. Bank. NA.	164-08-0-C-057.00-CO
301 Birchclay Point	4801 Frederica St.	
Antioch TN 37013	Owensboro, KY 42301	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Darren Parker Dryer, an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anter N. Sedek and Marim Daoud, husband and wife, hereinafter called the Grantees, their successors 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. 112, on the Plan of Hamilton Chase, Section Two, "Cluster Lot Subdivision", of record in Instrument No. 20060807-0096557 (erroneously referenced in prior deed as Instrument No. 20060807-0096577), as corrected by Certification of Correction in Instrument No. 20070723-0087046, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darren Parker Dryer by Special Warranty Deed from Avenue Bank, dated May 2, 2014, recorded May 5, 2014, of record in Instrument No. 20140505-0037851, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 301 Birchclay Point, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of July, 2014.

Darren Parker Dryer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Darren Parker Dryer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 31st day of July, 2014.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14