WARRANTY DEED



STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2014

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Main Street Title, Inc., 2400 Crestmoor Rd, #18, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sameh Henin and Marleen Younan	**US Bank, N.A.**	
(NAME)	(NAME)	
4844 Highlander Cove	**P.O. Box 7298**	163-02-0-A 010.00CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Springfield, OH 45501**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,

Napoleon A. Howell Jr., and wife Edith Howell

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

Sameh Henin and Marleen Younan, 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. 173, on the plan of Hickory Highland Place, Section 3, Phase 1, as shown on plat of record in Instrument No. 20031014-0151901, Register's Office of Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael R. Bowe and wife, Amy L. Bowe by Warranty Deed dated 02/08/2005 from Jerry Butler Builders, LLC, a Tennessee limited liability company of record in Instrument 20050224002041l, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C. by Substitute Trustees Deed dated 01/18/2012 from Shapiro & Kirsch, LLP, as Substitute Trustee of record in Instrument 201202210014683, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Napoleon A. Howell Jr., unmarried by Warranty Deed dated 06/25/2012 from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D. C. of record in Instrument 201206290057047, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all restrictions, easements and planning documents of record, and current years taxes and subsequent years, a lien not yet due and payable.

BILL GARRETT, Davidson County
Trans: T20140067554 DEEDWARR
Recvd: 09/10/14 15:51 2 pgs
Fees: 13.00 Taxes: 451.40
20140910-0083073

unimproved ☐
This is improved ☒ property, known as **4844 Highlander Cove, 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 hand this **3rd** day of **September, 2014.**

Napoleon A. Howell Jr.

Edith C. Howell

STATE OF TN
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, **Napoleon A. Howell Jr. and wife, Edith C. Howell** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand at office on **September 3, 2014**

Notary Public My commission expires: 5/8/18

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY