WARRANTY DEED

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2014.

Elizabeth Maison
Notary Public

MY COMMISSION EXPIRES: 2-11-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shenouda Zaki	U.S. Bank, National Association	150090a03900co
(NAME)	(NAME)	
3357 Calias Circle	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Earth City, MO 63045	
(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, Sharon Denise Borders Primm, (F.K.A. Sharon Borders) as Guardian of Jeri Nicole Borders and Jeri Nicole Borders, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shenouda Zaki, 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. 193 on the Plan of Forest View Park, Section VII as of record in Plat Book 6900, Page 162, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sharon Borders, as Guardian of Jeri Nicole Borders, by order of the Probate Court for Davidson County, Tennessee, by deed of record in Book 10737, Page 13, Register's Office for Davidson County, Tennessee. Sharon Borders now known as Sharon Denise Borders Primm.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Jeri Nicole Borders by Sharon Denise Borders Primm as he Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20141030-0100232, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3357 Calais Circle, 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.

BILL GARRETT, Davidson County
Trans:T20140081916 DEEDWARR
Recvd: 10/30/14 13:53 2 pgs
Fees:13.00 Taxes:483.96
20141030-0100233

Witness our hands this 9th day of October, 2014.

Sharon Denise Borders Primm as Guardian of Jeri Nicole Borders

By: _____
Sharon Denise Borders Primm, as Guardian of Jeri Nicole Borders

Jeri Nicole Borders by Sharon Denise Borders Primm as her attorney in fact

Jeri Nicole Borders by Sharon Denise Borders Primm as her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of October, 2014 before me personally appeared Sharon Denise Borders Primm, the person who executed the foregoing instrument on behalf of Jeri Nicole Borders, and acknowledged that she executed the same as the free act and deed of the said Jeri Nicole Borders, through Power of Attorney granted her by the said Jeri Nicole Borders.

Witness my hand and official seal at Nashville, Tennessee this 9th day of October, 2014.

Commission expires:

KRISTIN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Sharon Denise Borders Primm with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Guardian of Jeri Nicole Borders and that she as such Guardian executed the forgoing instrument for the purposes therein contained, by signing the name of Jeri Nicole Borders by herself as Guardian.

Witness my hand and official seal at Nashville, Tennessee this 9th day of October, 2014.

Commission expires:

KRISTIN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Notary Public

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066