Davidson County DEEDWARR
Recvd: 01/16/15 10:22 2 pgs
Fees:13.00 Taxes:465.46
20150116-0004710

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $125,800.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2015. Notary Public My commission expires: 9-10-2018

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Atef Istafanous	**New Owner**	**Map\Parcel: 150-09-0-107.00**
3037 Kinwood Drive		
Antioch, TN 37013		

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,

Jerry Dreier, a married man

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

Atef Istafanous, Mamed

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. 43 on the Plan of Section Four, Phase Two, Forest View Park of record in Plat Book 5200, Page 674 and as amended in Book 6220, Page 648, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerry Dreier by Special Warranty deed from Bank of New York, as Trustee for Encore Credit Receivables Trust 2005-2 of record in Instrument No. 20070606-0067509 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 06, 2007.

** Louise G. Dreier, Spouse of Jerry Drier, joins in the execution of this instrument to convey all right, title, and interest she may have acquired in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 5200, Page 674, as amended in Book 6220, Page 648, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6312, Page 609, in the Register's Office for Davidson County, Tennessee, Easement to Gulf Interstate Gas Company of record in Book 2244, Page 13, in the Register's Office for Davidson County, Tennessee. Easement to Columbia Gulf Transmission Company of record in Book 3463, Page 126, in the Register's Office for Davidson County, Tennessee. Easement to Columbia Pipeline Company of record in Book 3852, Page 679, in the Register's Office for Davidson County, Tennessee. TVA line easement of record in Book 437, Page 21 and Book 7269, page 389, in the Register's Office for Davidson County, Tennessee. Right of way easement of record in Book 4607, Page 484, in the 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 is improved (X) unimproved ( ) property known as 3037 Kinwood Drive 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 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/our hand(s) this 15th day of January, 2015.

Jerry Dreier by Keith H. Solomon, his Attorney-In-Fact Attorney-fact

Louise G. Dreier by Keith H. Solomon, her Attorney-In-Fact Attorney-fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith H. Solomon**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Jerry Dreier and Louise G. Dreier for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Jerry Dreier and Louise G. Dreier, and is authorized by Jerry Dreier and Louise G. Dreier to execute this instrument on their behalf.

This the 15th day of January, 2015.

My Commission Expires: 10/2/17

Notary Public

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **7014264**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18