BILL GARRETT, Davidson County
Trans:T20150018715 DEEDWARR
Recvd: 03/16/15 09:53 2 pgs
Fees:13.00 Taxes:654.90
20150316-0022107

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0029HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

Adel K Samy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of March, 2015.

Notary Public
Commission Expires: 3-16-18

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Adel K. Samy 6005 Monroe Crossing Antioch, TN 37013	US Bank Home Mortgage 4801 Frederica Street Owensboro, KY 42301	164 145.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

John Christopher King and wife, Augustine R. King

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adel K. Samy, unmarried

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 Number 138 on the Plan of Asheford Crossing Section Three of record in Book 9700, Page 545, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING the same property conveyed to John Christopher King and wife, Augustine R. King by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated 4/28/99 and recorded 5/3/99 in Book 11457, Page 618, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6005 Monroe Crossing, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of March, 2015.

John Christopher King

Augustine R. King

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Christopher King and Augustine R. King** 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 and official seal at Hendersonville, Tennessee this 11th day of March, 2015.

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

