Davidson County DEEDWARR
Recvd: 04/23/15 08:56 3 pgs
Fees:18.00 Taxes:631.22
20150423-0036219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 170,600.00

LeAnn Maloney
Affiant

Subscribed and sworn to before me, this 21st day of April, 2015.

Notary Public

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HANAN BASALY **SAMUEL N. ABDELMASEEH**	US Bank	**149150A21000CO**
2724 WELSHCREST DR	4801 Frederica St.	
ANTIOCH, TN 37013	Owensboro, KY 42301	

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,

THOMAS C. HENDRICKS, SR., A MARRIED MAN

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

HANAN BASALY, wife and husband SAMUEL N. ABDELMASEEH

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 ALL OF LOT NO. 70, ON THE PLAN OF SECTION FOUR, CAMBRIDGE FOREST, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20000918-0092192, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO THOMAS C. HENDRICKS, SR. and wife, LATINA T. HENDRICKS, BY WARRANTY DEED FROM JOSEPH HARDAWAY, AN UNMARRIED MAN, DATED 11/30/2011 AND RECORDED ON 12/01/2011 IN INSTRUMENT NUMBER 20111201-0093726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING FURTHER CONVEYED BY QUITCLAIM DEED TO THOMAS C. HENDRICKS, SR RECORDED IN INSTRUMENT NUMBER 20150423-0036218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

****Takiwa Tawana Brown hereby joins in the conveyance to convey any and all right, title, claim or interest she may have in and to said property, marital or otherwise. Subject property has never been the sole principal residence of Takiwa Tawana Brown.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2724 WELSHCREST DR, 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 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 in 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 21st day of April, 2015.

Thomas C. Hendricks Sr. by Takiwa Tawana Brown his attorney in fact

THOMAS C. HENDRICKS, SR. . **by his duly authorized attorney in fact, Takiwa Tawana Brown**

Takiwa Tawana Brown

TAKIWA TAWANA BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **21st** day of **April, 2015**, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Takiwa Tawana Brown to me known to be the person who executed the foregoing instrument in behalf of **Thomas C. Hendricks, Sr.,** as his/her Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said **Thomas C. Hendricks, Sr.**

Witness my hand and official seal this **21st** day of **April, 2015**.

Elizabeth Maison

Notary Public

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **21st** day of **April, 2015,** before me, the undersigned, a notary Public in and for the State and County the within named **Takiwa Tawana Brown** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that, upon oath, he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this **21st** day of **April, 2015**.

Elizabeth Maison

Notary Public

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE