BILL GARRETT, Davidson County
Trans:T20150043417 DEEDWARR
Recvd: 06/03/15 10:50 2 pgs
Fees:13.00 Taxes:647.50
20150603-0051702

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 175,000.00

Affiant

Subscribed and sworn to before me, this 28th day of May, 2015.

Notary Public

My commission expires: _____

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:
Emad Gabra **Ivette Saad**	**US BANK, NA**	**16413015700**
509 Chaparal Ct	**3180 RIDER TRAIL SOUTH**	
Antioch, TN 37013	**EARTH CITY, MO. 63045**	

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,

Jason C. Huck and wife, Samantha K. Huck

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

Emad Gabra and Ivette Saad, 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. 147 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development of record in Plat Book 9700, Page 545, 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 Jason C. Huck and wife, Samantha K. Huck, Warranty Deed from Ruth F. Ward, dated 01/10/2014 and recorded on 01/17/2014 in Instrument Number 20140117-0004877, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Dale G. Ward and Ruth F. Ward, husband and wife, by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, dated 10/29/1998 and recorded on 11/03/1998 in Book 11183, page 447, said Register's Office.

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 509 Chaparal Ct, 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 28th day of May, 2015.

Jason C. Huck

Samantha K. Huck

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jason C. Huck and wife, Samantha K. Huck, the within named Grantor(s), 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, at office, this 28th day of May, 2015.

Notary Public

My Commission Expires: 09.11.16

ELIZABETH MADISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY