Davidson County DEEDWARR
Recvd: 06/25/15 11:21 2 pgs
Fees:13.00 Taxes:473.60

20150625-0061172

WARRANTY DEED

FAHIM-H15146

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF June, 2015.

(Affix Seal) Notary Public

My Commission Expires: 11-20-17

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Karam I. Fahim and Nermen Ghabbour, husband and wife	Bank of America	176.02-0-046.00
1816 Hickory Lawn Ct.	4500 Amon Carter Blvd	
Antioch, TN 37013	Ft. Worth, TX 76155	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KERANO J. TUCKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KARAM I. FAHIM AND NERMEN GHABBOUR, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 234 of Peppertree Forest Subdivision, Section 18 as of record in plat Book 8250, page 260, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Kerano J. Tucker by Deed from Jerry D. Butler of recorded in Book 9443, page 764 recorded 8/23/1994, Register's Office for Davidson County, Tennessee.

Subject to restrictive Covenants of record in Book 9293, Page 86, said Register's office, including any revisions/amendments/corrections.

( ) unimproved
This is (X) improved property known as 1816 Hickory Lawn Ct., Antioch, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 23rd day of June, 2015 :

Kerano J. Tucker

STATE OF Indiana
COUNTY OF Allen

Personally appeared before me, Angela M. Comment, a Notary Public in and for said County and State, the within named KERANO J. TUCKER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Allen County Indiana, this 23rd day of June, 2015.

Notary Public

My Commission Expires: 12-18-2018

NOTARY PUBLIC SEAL INDIANA

ANGELA M. COMMENT, Notary Public
Adams County, State of Indiana
My Commission Expires December 18, 2018

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, Jennifer Pierce, 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: 11-6-17