Davidson County DEEDWARR
Recvd: 09/04/15 08:49 3 pgs
Fees:18.00 Taxes:481.00
20150904-0090196

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Ayoub Hana
Fowkia Abd Elmalak
3524 Roundwood Forest Drive
Antioch, TN 37013

MORTGAGEE
US Bank N.A
3180 Rider Trail South
Earth City, MO 63045

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 150 10 0
PARCEL 141.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Ifeoma Millicent Iwuchukwu, married** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ayoub Hana and Fowkia Abd Elmalak, 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. 46 on the Plan of Roundwood Forest, Section Two of record in Plat Book 6250, Pages 548 and 549, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Millicent Nwaokike and Lillian Ofoma, both married persons, by Quitclaim Deed from Millicent Osuorji, unmarried, and Lilian Osuorji, unmarried, dated February 23, 2004, filed of record in Instrument No. 20040309-0026942, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Ifeoma Millicent Iwuchukwu by Quitclaim deed of record from Lilian Ofoma, dated June 25, 2015 of record in Instrument No. 20150904-0090195 **, Register's Office, Davidson, Tennessee.**

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record, if any; easement to Colonial Pipeline of record in Book 3570, page 395; easement for sanitary sewer of record in Book 7748, page 424; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 548 and 549, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3524 Roundwood Forest 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, 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 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 our hands this 31st day of August, 2015.

08/31/15

Ifeoma Millicent Iwuchukwu

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ifeoma Millicent Iwuchukwu, the bargainor(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 and official seal this 31st day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of August, 2015

NOTARY PUBLIC

My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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: 11-5-2018

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

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE