Davidson County DEEDWARR
Recvd: 10/13/15 14:33 2 pgs
Fees:13.00 Taxes:610.50
20151013-0104239

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,000.00**

Affiant

Subscribed and sworn to before me, this 1st day of September, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nagy A. Gendy	Bank of America	163-13-0
(NAME)	(NAME)	(MAP)
400 Asheford Court	4500 Amon Carter, Blvd	094.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	Ft. Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Marcus K. Rucker, a married man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Nagy A. Gendy and Manal S. Henary, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of First Revision Asheford Crossing, Section Two of record in Plat Book 9700, Page 171, 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 Marcus K. Rucker, unmarried by Warranty deed from Phuc Van Nguyen and wife, Nga Bich Thi Ho of record in Instrument No. 20070409-0041340 Register's Office for Davidson County, Tennessee.

Angela Sinaga joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Marcus K. Rucker.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 400 Asheford Court, 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 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 my/our hand(s) this 1st day of ~~September~~ October, 2015.

Marcus K. Rucker

Angela Sinaga

STATE OF TEXAS
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Marcus K. Rucker and Angela Singa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at office, on this the 1st day of ~~September~~ October, 2015.

Notary Public

My Commission Expires: 10/23/2018

ERIN REYNOLDS
MY COMMISSION EXPIRES
October 23, 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, Julie Coone, 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: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.