This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15749

BILL GARRETT, Davidson County
Trans:T20150106137 DEEDWARR
Recvd: 12/16/15 09:53 2 pgs
Fees:13.00 Taxes:648.43
20151216-0126362

**Send Tax Bills To:**
U.S. Bank N.A.
3180 Rider Trl. S.
Earth City, MO 63045

**New Owner is:**
Emad Kerolos
2012 Hamilton Glen Drive
Antioch, TN 37013

MAP: 150-13-0A-016.00

PARCEL: 016.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Connie W. Kinnard, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Emad Kerolos and Noha Hana, husband and wife,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: 2012 Hamilton Glen Drive, Antioch, TN 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 116 on the Plan of Hamilton Glen, a plat of which is of record in Instrument Number 20020110-0004038, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Connie W. Kinnard by Warranty Deed from Hamilton Church Properties, a Joint Venture, dated 3/3/03 and recorded 3/11/03 in Instrument Number 20030311-0031537, Register's Office for Davidson County, Tennessee.

CWK By Bwl AIF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of December, 2015.

GRANTOR:

Connie W. Kinnard by Brenda Wilson-Lowery her Attorney-in-Fact

**Connie W. Kinnard by Brenda Wilson-**

**Lowery, her Attorney-in-Fact**

**ACKNOWLEDGEMENT**

**STATE OF ~~TENNESSEE~~** )
**COUNTY OF** Davidson )

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Brenda Wilson Lowery**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Connie W. Kinnard** and acting under such power of attorney she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20151216-0126361, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 11th day of December, 2015.

MARGARET D. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires: _____

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater, for this transfer is $175,250.00.

Affiant

**SWORN TO** and subscribed before me this 11th day of December, 2015.

NOTARY PUBLIC

My commission expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066