10150

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Malak Zaki & Shereen Ghatas
3612 Lake Towne Drive
Antioch, TN 37013

SEND TAX BILL TO:
U.S. Bank Home Mtg.
4801 Frederica St.
Owensboro KY 42301

MAP/PARCEL 15010016600

BILL GARRETT, Davidson County
Trans:T20160004419 DEEDWARR
Recvd: 01/19/16 09:51 2 pgs
Fees:13.00 Taxes:475.45
20160119-0004774

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Rachel Gilbert, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Malak Zaki and Shereen Ghatas, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section One, Lake Town Park of record in Plat Book 6250, Page 818, 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 Rachel Gilbert, Unmarried by Special Warranty deed from Secretary of Veterans Affairs of record in Instrument No. 20100105-0000631 Register's Office for Davidson County, Tennessee, dated December 10, 2009 and recorded on January 5, 2010.

This is improved property known as: **3612 Lake Towne Drive, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6250, page 818, and restrictions in Book 6784, page 334 and Book 7476, Page 643, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 11th day of January, 2016.

Rachel Gilbert

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Rachel Gilbert,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of January, 2016.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $128,500.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of January, 2016.

NOTARY PUBLIC

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 1-24-2017

My Commission Expires: _____

File No: 158849