WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/27/16 09:13 3 pgs
Fees:18.00 Taxes:581.64
20160127-0007683

ASHLEE D PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-10-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melad A. Ebrahem	Owner at	165-09-OA-010.00-CO
(NAME)	(NAME)	
1820 Lakewood Village Drive	Property Address	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, we, **Melissa Grace Allen Blevins, a married person and Husband, Darrel Michael Blevins**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Melad A. Ebrahem, a married man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

All that certain parcel of land situated in the County of Davidson and State of Tennessee being known as Lot No. 10 on the Plan of Lakewood Village, Section One, as of record in Plat Book 9700, Page 555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melissa Grace Allen Blevins, a married person by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of November 1, 2005-HE-5, by Litton Loan Servicing LP as Attorney in Fact, dated 10/26/2007, recorded 11/08/2007 of record in Instrument No. 20071108-0131909, in the Register's Office for Davidson County, Tennessee.

The said Melissa Grace Allen Blevins joins in this conveyance by her husband, Darrel Michael Blevins to waive any an all rights he has in said property.

All matters shown on the plat of record in Plat Book 9700, Page 555 and Boundary Plat Book 9700, Page 464, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded of record in Book 10753, Page 41, First Amended of record in Book 11425, Page 410 and Second Amended of record in Book 11512, Page 714, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement recorded of record in Book 10951, Page 684, in the Register's Office for Davidson County, Tennessee. Charter of Lakewood Village Homeowners' Association, Inc., recorded of record in Book 11421, Page 342, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1820 Lakewood Village Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 26th day of January, 2016.

Melissa Grace Allen Blevins

Darrel Michael Blevins

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Grace Allen Blevins the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of January, 2016.

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

Notary Public
My Commission Expires: 8.14.17

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darrel Michael Blevins the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of January, 2016.

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 9.12.16

File No.: 01288-29461
SMG TN Warranty Deed

Certificate of Authenticity

I, Crystal Santi, 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 Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY