WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2016

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kerolos Labib	US Bank N.A.	150-06-0-264.00
(NAME)	(NAME)	
2824 Louise Russell Drive	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gardner W Jeffery and Polly Jeffery, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kerolos Labib,** a single man, hereinafter called the GRANTEE, his 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. 53 on the Plan of Percy Priest Meadows Addition, Section 2 of record in Plat Book 8250, Page 200, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Gardner W Jeffery and Polly Jeffery, husband and wife by deed of record in Instrument 20130726-0077848, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Gardner W. Jeffery and Polly Jeffery by Larry Wilkinson as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20160223-0017097, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2824 Louise Russell Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160014744 DEEDWARR
Recvd: 02/23/16 10:57 2 pgs
Fees:13.00 Taxes:634.92
20160223-0017098

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hands this 18th day of February, 2016.

Gardner W. Jeffery
By: Larry Wilkinson, Attorney-in-Fact
by Larry Wilkinson ATTN IN FACT

Polly Jeffery
By: Larry Wilkinson, Attorney-in-Fact
by Larry Wilkinson ATTN IN FACT

State of Tennessee
County of Davidson

On this 18th day of February, 2016 before me personally appeared Larry Wilkinson, the person who executed the foregoing instrument on behalf of Gardner W. Jeffery and Polly Jeffery, and acknowledged that he executed the same as the free act and deed of the said Gardner W. Jeffery and Polly Jeffery, through Power of Attorney granted him by the said Gardner W. Jeffery and Polly Jeffery.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public Sondra Reece
My Commission Expires: 3/1/2018

File No.: 20650

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