WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $174,000.00.

Affiant

Subscribed and sworn to before me this 14th day of March, 2016

Notary Public
My Commission expires: _____
(Affix Seal)

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

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Fadle Abdelsayed	US Bank National Association	149-02-0-098.00CO
2536 Oak Forest Drive	4801 Frederica Street	Davidson County DEEDWARR Recvd: 03/17/16 15:07 2 pgs Fees:13.00 Taxes:643.80
Antioch, TN 37013	Ownesboro, KY 42301	20160317-0025517

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lawrence P. Drury,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Fadle Abdelsayed and wife, Mariam Said** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Oakwood, Section I, Phase II, of record in Plat Book 7900, Page 126, Register's Office for said County, to which reference is here made for a more complete description.

Being the same property conveyed to Lawrence P. Drury, from Timothy E Heaberlin and wife, Kimberley D Heaberlin by Warranty Deed on February 19, 1999, of record in Book 11356, Page 708, Register's Office for Davidson County, Tennessee.

Mariam Said and Miriam Said being one and the same person.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $1,494.80 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 149-02-0-098.00CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, Page 126, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7981, Page 478, as amended in Book 8038, Page 836; Book 8191, Page 324; Book 8313, Page 17; Book 9237, Page 1; Book 9781, Page 987; Book 10650, Page 785 and Book 5612, Page 255, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Oakwood Homeowner's Association, Inc., of record in Book 9237, Page 1; Book 10658, Page 591 and Book 9531, Pages 80 and 84, Register's Office for Davidson County, Tennessee.
- Charter of Oakwood Homeowner's Association, Inc., of record in Book 7954, Page 508: Book 7981, Page 474 and Book 8013, Page 624, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4411, Page 243; Book 6297, Page 197 and Book 6298, Page 582, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **2536 Oak Forest Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 10, 2016.

Lawrence P. Drury

STATE OF TENNESSEE
COUNTY OF DAVIDSON _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lawrence P. Drury,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 10, 2016

My commission expires 5-24-17

Notary Public

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

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.