Davidson County DEEDWARR
Recvd: 08/11/16 15:13 3 pgs
Fees:18.00 Taxes:865.80
20160811-0083788

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 234,000.00

Osama F. Mikhaiel
Affiant

Subscribed and sworn to before me, this 25th day of July, 2016.

Notary Public

My commission expires: 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Osama Mikhaiel **Manal Samman**	**US Bank**	**164100A2400CO**
4269 Sandstone Drive	**7601 Penn Ave., S., Suite A1**	
Antioch, TN 37013	**Richfield, MN 55423**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Hany Michael and Amira Michael, husband and wife, and Maher Tadrous and Eman Tadrous, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Osama F. Mikhaiel and Manal Samman, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 99, on the Plan of Village Five, Summerfield Subdivision, of record in Instrument No. 20051103-0133115, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Hany Michael and Amira Michael, husband and wife, and Maher Tadrous and Eman Tadrous, husband and wife, from Cygnus TN, LLC, a Georgia limited liability company, by Warranty Deed dated September 24, 2015 of record in Instrument No. 20151016-0105283, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4269 Sandstone Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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 hand(s) this 25th day of July, 2016.

Hany Michael
Hany Michael

Amira Michael
Amira Michael

Maher Tadrous
Maher Tadrous by his attorney in fact, Hany Michael *

Eman Tadrous
Eman Tadrous, by her attorney in fact, Hany Michael *

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Hany Michael and Amira Michael, , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2016.

Notary Public

My Commission Expires: DEC 2 7 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Hany Michael** to me known to be the person who executed the foregoing instrument in behalf of **Maher Tadrous and Eman Tadrous as** their Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **Maher Tadrous and Eman Tadrous.**

Witness my hand, at office, this 25th day of July 2016

My Commission expires:

DEC 2 7 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

*POA of record in Instrument No. 20160727-0077189

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

