Davidson County DEEDWARR
Recvd: 10/19/16 08:22 3 pgs
Fees:18.00 Taxes:832.50
20161019-0110257

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $225,000.00.<br>SAMEH GABRA<br>Affiant<br>Subscribed and sworn to before me, this the 11th day of October, 2016.<br>Notary Public<br>My commission expires: 11-18-2019 |

RUTH M. FORAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 11-18-2019

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Sameh Gabra<br>Mariam Hanna | U.S. BANK NATIONAL ASSOCIATION | |
| 5552 Dory Drive | 4801 Frederica St. | 151-09-0B-195.00-CO |
| Antioch, TN 37013-2454 | Owensboro, KY 42301 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL ANTHONY DIXON, II AND WIFE, TONYA LOMASI DIXON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMEH GABRA AND MARIAM HANNA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 129 on the Plan of Final Plat of Phase 4, Lakeside Cove at Percy Priest of record in Plat at Instrument No. 20070607-0068360, 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 Michael Anthony Dixon, II and wife, Tonya Lomasi Dixon by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20071119-0135324 Register's Office for Davidson County, Tennessee, dated November 13, 2007 and recorded on November 19, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5552 Dory Drive, Antioch, TN 37013-2454.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of October, 2016.

**Michael Anthony Dixon, II**

**Tonya Lomasi Dixon**

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~ Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Anthony Dixon, II and Tonya Lomasi Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of October, 2016.

Patricia A. Laliberte
Notary Public

My Commission Expires: June 29, 2023

PATRICIA A. LALIBERTE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 29, 2023

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

