Davidson County DEEDWARR
Recvd: 12/21/16 08:57 3 pgs
Fees:18.00 Taxes:825.10
20161221-0133878

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $223,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2016.

Notary Public

My commission expires: 9/11/17

COUNTY OF DAVIDSON MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE

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:
Antonuos Asaad **Abanoub A. Asaad**	**Gold Star Mortgage Financial**	**163020B02300CO**
225 Took Drive	**100 Phoenix Drive, Ste 300**	
Antioch, TN 37013	**Ann Arbor, MI 48108**	

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,

Nicholas Armstrong and Jaclyn Armstrong, husband and wife

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

Antonuos Asaad and Abanoub A. Asaad, joint tenants

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 all of Lot No. 63, on the plan of First Amendment, Berkeley Hall, Phase Five, Section One of Hickory Highlands PUD, of record in Instrument 20050706-0077601 as amended in Instruments 20050725-0086047, 20050725-0086048 and ratified and adopted in Instrument 20050923-0114416, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nicholas Armstrong and Jaclyn Armstrong, husband and wife, from Landmark Homes of Tennessee, Inc., by Warranty Deed dated September 27, 2013, of record in Instrument No. 20131002-0103546, 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 225 Took 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 16th day of December, 2016.

Nicholas Armstrong

Jaclyn Armstrong

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nicholas Armstrong and Jaclyn Armstrong, 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 16th day of December, 2016.

Notary Public

My Commission Expires: 9/16/17

COUNTY OF DAVIDSON
MARK B. LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC

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: 5-27-2019
Notary' Seal (if on paper)

