BILL GARRETT, Davidson County
Trans: T20170033083 DEEDWARR
Recvd: 04/19/17 15:01 2 pgs
Fees: 13.00 Taxes: 370.00
20170419-0038499

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 19th day of January, 2017.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Sameh Lous 4509 Xavier Drive Antioch, TN 37013	← Same	148-08-0-116.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean Successor Trustee of The 4509 Xavier Drive Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sameh Lous,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Section Two, Oakwood Terrace of record in Plat Book 4460, Page (s) 118 and 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 92 fronts 57 feet on the Westerly margin of Xavier Drive and extends back 135.7 feet on the Northerly line and 128.2 feet on the Southerly line to a dead line in the rear, measuring 67.53 feet thereon.

Being the same property conveyed to The 4509 Xavier Drive Trust, from Gayla D. Hood and Gary Papai, by Warranty Deed and recorded on November 17, 2016 of record Instrument Number 20161117-0121198, Registers Office for Davidson County, Tennessee. Being the same property conveyed to Gayla D. Hood and Gary Papai by Quitclaim Deed and recorded on april 14, 2009 of record in Instrument Number 20090414-0033621, Register's Office for Davidson County, Tennessee.

Being also known as 4509 Xavier Drive, Antioch, Tennessee 37013.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4509 Xavier 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 19th day of January, 2017.

The 4509 Xavier Drive Trust

By: _____
Amanda Dean
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean Successor Trustee of The 4509 Xavier Drive Trust,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 19th day of January, 2017.

_____
Notary Public

EMMALYN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission expires: 5-5-19

FILE NO: 2017014981