Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 12058

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of May, 2017, by and between Shandora A Dorse, an unmarried woman, party of the first part, and Mena Hanna and wife, Madlin Michaeil, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Forest View Park, Section VIII as of record in Plat Book 6900, Page 633, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Shandora A. Dorse by virtue of that certain Warranty Deed dated September 22, 1994, and being of record at Book 9476, Page 525 in the Register's Office of Davidson County, Tennessee.

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; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions of record in Book 7079, page 472 and in Book 7522, page 905, said Register's Office and subject to Agreement in Book 7414, page 319, said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20170048435 DEEDWARR
Recvd: 06/07/17 11:05 2 pgs
Fees:13.00 Taxes:706.70
20170607-0056979

WITNESS the signature of the party of the first part the day and year first above written.

Shandora A. Dorse

Shandora A Dorse

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Shandora A Dorse with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of May, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2018

My Commission Expires: 9.25.19

New Property Owner & Address: Mena Hanna and Madlin Michaeil

Tax Parcel No 150090A099900CO

Property Address: 1005 Lonsway Cir
Antioch, TN 37013

MAIL TAX
BILLS TO: US Bank Home Mortgage 7601 Penn Ave S, Ste A1, Richfield MN 55423

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $191,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Mindy Fickel
AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of May, 2017.

Notary Public

ATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

My Commission Expires: _____