Davidson County DEEDWARR
Recvd: 06/27/17 10:49 3 pgs
Fees:18.00 Taxes:758.50
20170627-0064519

GRN- 123492BSO



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Angela Balson
Affiant

Subscribed and sworn to before me, this 23rd day of June, 2017.

Jodi Jackson
Notary Public

My commission expires:
7-24-17

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:
Andrew Hornback **Allen Hornback**	Wells Fargo Bank	**175020B22400CO**
1603 Sprucedale Drive	101 North Phillips Avenue	
Antioch, TN 37013	Sioux Falls, SD 57104	

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,

Father Joshua Mamdouh Gerges (formerly known as Mena M. Gerges) and Loeis R. Wilson, husband and wife

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

Andrew Hornback * **and Allen Hornback**, a single person

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: * a single person

Land in the First Civil District of Davidson County, Tennessee, being unit No. 28, as shown on Exhibit B to the Supplement Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Section Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument Number 20130322-0028759, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Mena M. Gerges and Loeis R. Wilson, husband and wife, from Ole South Properties, Inc., a Tennessee Corporation, by Warranty Deed dated December 23, 2013, of record in Instrument No. 20140106-0001060, Register's Office for Davidson County, Tennessee. Mena M. Gerges now known as Father Joshua Mamdouh Gerges having since had a legal name change, Probate Case No. 16P2090 dated January 11, 2017 in the Circuit Court 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.

Master Deed of record in Instrument No. 20081117-0113467, amended in Instrument No. 20130322-0028759, Instrument No. 20080317-0026338, amended in Instrument No. 20101222-0101832, Instrument No. 20130322-0028759, said Register's Office.

Easements of record in Book 3570, page 11, Instrument No. 20081121-0114642, Instrument No. 20080709-0070604, Book 2344, page 432, Book 4425, page 535, book 11124, page 716, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20060307-0026092, said Register's Office.

Quitclaim to HOA of record in Instrument No. 20080402-0032833, said Register's Office.

Quitclaim to Metro Government of record in Instrument No. 20100303-0016291, said Register's Office.

This is improved (__X__) unimproved (_____) property known as 1603 Sprucedale 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 23Th day of June, 2017.

Loeis R. Wilson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Loeis R. Wilson, 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 23Th day of June, 2017.

Stacey Denson Palmer
NOTARY PUBLIC

My Commission Expires:_____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

STATE OF FLORIDA
Comm# GG047412
Expires 11/15/2020

STATE OF FLORIDA
Comm# GG047412
Expires 11/15/2020

Comm# GG047412
Expires 11/15/2020

Witness my/our hand(s) this 23rd day of June, 2017.

Father Joshua Mamdouh Gerges

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Personally appeared before me, a Notary Public of said County and State, Father Joshua Mamdouh Gerges, 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 23rd day of June, 2017.

NOTARY PUBLIC Samantha Miller

My Commission Expires: NOV 15, 2020

Samantha Miller
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG047412
Expires 11/15/2020

Signer(s) Identify verified by:
(His) / Her / Their
FL Drivers License/~~State ID~~( )
___ Passport ( )
___ Other: _____

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/06/2019