BOX #14

G#29865-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170060647 DEEDWARR
Recvd: 07/17/17 09:39 2 pgs
Fees:13.00 Taxes:839.53
20170717-0071380

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$226,900.00.**

MAGDY A. ALAABD
Affiant

Subscribed and sworn to before me, this the 14th day of July, 2017.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Magdy A. Alaabd and Mimi Saad	**U.S. Bank National Association**	**15010022800**
613 Pekoe Circle	**P. O. Box 20005**	
Antioch, TN 37013	**Owensboro, KY 42304-0005**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Brainard, unmarried, and Taryn Lamont, a married woman

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

Magdy A. Alaabd and Mimi Saad, husband and wife

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 Lot No. 71 on the Plan of Section 3, Jamestown Estates, of record in Book 6900, Page 866, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to David Brainard and wife, Taryn Brainard, by Warranty Deed dated June 21, 2006, from Robert Bernhagen and wife, Christie S. Bernhagen, of record in Instrument No. 20060627-0076883, Register's Office for Davidson County, Tennessee. The parties were divorced on June 27, 2012, by Final Decree of Divorce - Case No. 11D-3553. The said Taryn Brainard having remarried and is now known as Taryn Lamont.

THIS instrument is being executed on behalf of Taryn Lamont, pursuant to a Limited Power of Attorney executed by her on the 7th day of July, 2017, of record in Instrument No. 20170717-0071379, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE CURRENT SPOUSE OF TARYN LAMONT.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6900, Page 866, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 7476, Page 643, and restated in Book 7502, Page 11, and in Book 7861, Page 420, and amended in Book 8149, Page 337, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **613 Pekoe Circle, 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 that 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 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 **14th** day of **July, 2017.**

David Brainard

Taryn Lamont By Houston Howell, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Brainard,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **July, 2017.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Houston Howell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Taryn Lamont,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Taryn Lamont** for the purpose therein contained, by signing the name of **Taryn Lamont** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **July, 2017.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21