Bill Garrett Davidson County
Batch# 8157 DEEDWARR
10/04/2017 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20171004-0101650

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $177,000.00

Affiant

Subscribed and sworn to before me this 29th day of September 2017

Notary Public
My Commission expires: 8/10/21
(Affix Seal)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP & PARCEL NUMBER
Ahraf N. Sedrak Sally Henien	US Bank National Association	150-07-0-144.00
413 Springtime Court	4801 Frederica St.	
Antioch, TN 37013	Owensboro KY 42301	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wendy Naomi Waterman, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ahraf N. Sedrak and Sally Henien, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 125, on the Plan of The Country, Section 4-A, of record in Book 5200, Pages 138-139, as amended in Book 5708, Page 638, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wendy Naomi Waterman, unmarried from William F. Low and wife, Linda L. Low by Warranty Deed on May 17, 2007, of record in Instrument Number 20070522-0061156, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Pages 138 and 139, as amended in Book 5708, Page 638, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5404, Page 770, Register's Office for Davidson County, Tennessee.

This is improved property known as: **413 Springtime Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 29, 2017.

Wendy Naomi Waterman

STATE OF Texas

COUNTY OF Travis

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wendy Naomi Waterman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 29, 2017

Notary Public

My commission expires 1-16-18

RICHARD BROCK
Notary Public
STATE OF TEXAS
My Comm. Exp: 01-16-18

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

