Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Sameh Louka
Affiant

Subscribed and sworn to before me, this 15th day of February 2018.

Notary Public
My commission expires 3/10/19

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 59885 DEEDWARR
02/16/2018 10:54:06 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180216-0015253

Address of New Owner:	Send Tax Bills to:	Tax Information
Sameh Louka	U.S. Bank, N.A.	149 15 0A 035.00
301 Edenfield Ct.	P.O. Box 20005	
Antioch TN 37013	Owensboro, KY 42304-0005	

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 Robin E. Lewis, an unmarried person, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Sameh Louka and Mariam Hanna, husband and wife, 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:

Being Lot No. 35 on the Plan of Section One, Cambridge Forest, of record in Plat Book 9700, page 299 & 300 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robin E. Lewis, an unmarried person, by deed dated December 4, 2015, from Thomas M. Lee of record in No. 20151204-0122693, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Cambridge Forest of record in Plat Book 9700 Page 299 & 300, Register's Office for Davidson County, Tennessee. 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10332 Page 1 and amended in Book 10774 Page 723 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Cambridge Forest

Homeowners Association of record in Book 10343 Page 769.

The signature of Robin E. Lewis is signed by his/her duly appointed Attorney-in-Fact, Alan Grice, pursuant to the Power of Attorney of record in Instrument 20180216-0015252, said Register's Office.

This property is improved property known as 301 Edenfield Ct., Antioch, Tennessee 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 15th day of February, 2018.

Robin E. Lewis by Alan Grice attorney in fact

Robin E. Lewis, by Alan Grice, Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of February, 2018, before me personally appeared Alan Grice to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robin E. Lewis, as attorney-in-fact, acknowledged that such person executed the same as the free act and deed of Robin E. Lewis.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10402