18

WARRANTY DEED

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ TARRANT

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 day of June 2018.

Notary Public

MY COMMISSION EXPIRES: 08/22/2018
(AFFIX SEAL)

BRENDA MORPHEW
Notary ID # 11282079
My Commission Expires
August 22, 2018

Bill Garrett Davidson County
Batch# 106764 DEEDWARR
06/20/2018 10:18:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20180620-0059325

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sameh Lous	Sameh Lous	148 00 0 129.00
(NAME)	(NAME)	
4830 Payne Rd.	813 Hermitage Ridge	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rachel Lora Saunders Dampier, Trustee of the Rachel Lora Saunders Dampier Inter Vivos Revocable Trust Agreement, dated June 13, 2013**, hereinafter called the Grantor, has bargained and sold, and by these presents **does transfer and convey unto Sameh Lous, a married man**, 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:**

Tract #1:

A tract of land in the 5th Civil District to Davidson County, Tennessee, near the town of Antioch, and being known as tract no.4 on the plan made by Geo. W. Watkins, surveyor, November 7, 1950, showing Division of a 84-acre tract known as the Payne Lands, and described according to said Watkins Survey as follows:

Beginning at an iron pin in the south margin of a 25-foot roadway, at the corner of tracts 1 and 4 shown on said survey in the northeast line of tract no.3; thence with the line between tracts 1 and 4 as follows: North 1 deg. East 360 feet to an iron pipe, and north 27 deg. 10' east 481 feet to a stone, the northeast corner of tract 4 and the southeast corner of the Reeves Springs lot; thence with the south line of said spring lot, North 89 deg. 30' West 459 feet to a post; thence south 38 deg. 30' west 393 feet to an iron pin at a 10-inch elm, a corner of tract no. 3; thence with the line between tracts 3 and 4, south 78 deg. East 236.5 feet to an iron pipe in the margin of a 25-foot roadway, and continuing with the line between tracts 3 and 4, and along the margin of said roadway, as follows: south 3 deg. 45' east 67 feet, south 9 deg. East 100 feet, south 21 deg. 15' east 100 feet to a point, and south 34 deg. 45' east 225 feet to the beginning.

File Number: FND-184056FC

Together with an easement for the right of Ingress and Egress across tracts 1 and 2 as shown on said Watkins survey and subject to the easement across the property herein described for the use and benefit of other parties, in and to certain roadways, as shown on said survey.

Tract #2:

Land in the 5th Civil District of Davidson County, Tennessee, near the Town of Antioch, and being known as part of Tract No. 3 on the plan thereof made by Geo. W. Watkins, surveyor, on November 7, 1950, showing the division of the Payne lands, and being described as follows:

Beginning at a point in the south margin of a 25-foot roadway, sometimes referred to as Payne Hill Road, said beginning point being in the line between lot no.3 and 4 of said Watkins survey; thence with the line of said roadway, north 21 deg. 15' west 100 feet to a point; north 9 deg. West 100 feet to a point; north 3 deg. 45' west 67 feet to a point; thence north 78 deg. West 236.5 feet more or less to an iron pin at a ten inch elm tree; thence southeasterly 410 feet more or less to the point of beginning, and said land being triangular in shape.

Being the same property conveyed to Genady Prutianov by Installment Deed from Rachel Saunders, unmarried dated November 28, 2006 and recorded December 6, 2006 in Instrument No. 20061206-0150923 in the said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel Lora Saunders Dampier by Quitclaim Deed from Genady Prutianov dated February 3, 2012 and recorded February 7, 2012 in Instrument No. 20120207-0011078 in the said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Rachel Lora Saunders Dampier, as Trustee of the June 13, 2013 Rachel Lora Saunders Dampier Inter Vivos Revocable Trust Agreement by Conveyance Deed to Trustee from Rachel Lora Saunders Dampier, a married woman dated June 13, 2013 and recorded January 22, 2014 in Instrument No. 20140122-0005786, in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4830 Payne Rd., Antioch, TN 37013

File Number: FND-184056FC

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, has 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 our hands this 5 day of June, 2018

Rachel Lora Saunders Dampier Inter Vivos
Revocable Trust Agreement

Rachel Lora Saunders Trustee

By: Rachel Lora Saunders
Its: Trustee

STATE OF Texas

County OF Tarrant

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Rachel Lora Saunders with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath, acknowledged herself to be the Trustee of the Rachel Lora Saunders Dampier Inter Vivos Revocable Trust AgreementTrust dated June 13, 2013 the within named bargainor, and that she, as such Trustee, being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of June, 2018.

Brenda Mayhew
Notary Public

My Commission Expires: 08/22/2018

(SEAL)

BRENDA MAYHEW
Notary ID # 11282079
My Commission Expires
August 22, 2018

File Number: FND-184056FC

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.

Penny Y. Ray
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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019