Karen Johnson Davidson County
Batch# 342874 DEEDWARRSP
01/14/2020 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,041.55
20200114-0004917

SPECIAL WARRANTY DEED

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,500.00

Hany Abeed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hany A. Abeed	US Bank, N.A.	164 16 0B 089.00
(NAME)	(NAME)	
2241 Carefree Lane	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **D.R. Horton Inc. a Delaware Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hany Abeed, a single man**, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Being Lot No. 89 in Cedarbrook Subdivision in Plat Instrument# 201811050109350 and corrected in Surveyor's Certificate of Correction recorded as Instrument #201908010076150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to D.R. Horton Inc., a Delaware Corporation by Special Warranty Deed from Old Hickory Land Partners, LLC, a Tennessee limited liability company dated March 28, 2017 and recorded March 29, 2017 as Instrument No. 20170329-0030345, in 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 2241 Carefree Lane, 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 said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 13 day of January, 2020.

D.R. Horton Inc.

BY: _____
Jean M. Hutchinson
Assistant Secretary

STATE OF Tennessee

County OF Williamson

Before me, the undersigned a Notary Public of the State and County aforesaid, personally appeared Jean M. Hutchinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Assistant Secretary of DR Horton, Inc., the within named bargainor, a corporation, and that she as such Assistant Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Assistant Secretary

Witness my hand and official seal, this the 13 of January 2020.

_____
Notary Public

My Commission Expires: 5.17.21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or 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

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry 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.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)