WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

EFRE-99-3502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 1999

Notary Public

MY COMMISSION EXPIRES: 1/19/2001
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy L. O Brien	Fifth Third Bank KY, Inc.	171
(NAME)	(NAME)	
5141 Fredericksburg Way	250 W. Main Street, Suite 100	03-0-A
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Lexington, KY 40507	19
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Abbas A. El-Moukaddam and wife, Rana El-Moukaddam, [redacted]-4779

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy L. O Brien and wife, Meredith L. O'Brien

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:

BEING Lot No. 119 Section 1-B, Fredericksburg, as shown by plat of record in Plat Book 7900, page 552, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Abbas A. El-Moukaddam and wife, Rana El-Moukaddam by deed from Harry Michael Edwards and wife, Jane Wagster Edwards of record in Deed Book 10663, page 889, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8920, page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10224, Page 683, Book 106, Register's Office for said County.

MAIL ENV.
99 SEP -1 PM 1:58
CECIL CRAWFORD REGISTER
DAVIDSON COUNTY, TN.

RECEIPT & REFERENCE
06311176

This is improved (X) unimproved ( ) property, known as 5141 Fredericksburg Way, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 our hand s this 30th day of August, 1999

Abbas A. El-Moukaddam

Rana El-Moukaddam

$239,000.00 TOTAL
$239,000.00 SCHEDULE
95.50

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Abbas A. El-Moukaddam and wife, Rana El-Moukaddam, 601-22-4779

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20 day of August, 19 99.

Commission expires 11-18-01

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 216 Centerview Drive, Suite 139, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11644 PG. 599

063111 176

IDENTIF. & REFERENCE

99 SEP -1 PM 1:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	239000.00
CON TX	884.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	895.30
CHECK	895.30

09/01/99 01 13:59 0001 3477

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511523