WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

USAMA ESKANDER 7/25/01
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: 7-20-05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 08/08/01 08:29 2pgs
Fees:13.00 Taxes:462.50

20010808-0085031

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Usama Eskander	Bank of America	149-6-167
(NAME) 1009 Oak Ridge Court	(NAME) 1422 East Grayson	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78208	
(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, Justin C Thacker , and Wife, Jennifer E Thacker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Usama Eskander , and Wife, Angel Saad, 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. 67 on the Plan of Oakwood Subdivision, Section Two, Phase Six, as of record in Plat Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Justin C Thacker , and Jennifer E Thacker by deed from Centex Real Estate Corporation of record in Deed Book 10116, page 12, Register's Office for said County.

Being the same property conveyed to Justin C Thacker , and Wife, Jennifer E Thacker by deed from Centex Real Estate of record in Deed Book 11171, page 621, Register's Office for said County.

Subject to all matters as set forth per Plat Book 7900, Page 626, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7991, Page 478, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Taxes for the year 2000 paid in the amount of $1199.92 and all subsequent years, a lien, but not yet due and payable.

unimproved ☐

This is improved ☒ property, known as 1009 Oak Ridge Court, Antioch, TN 37013
(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 my/our hand(s) this 25th day of July, 2001.

Justin C Thacker

Jennifer E Thacker

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Justin C. Thacker and wife, Jennifer E. Thacker, the bargainors__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/25/2001

My Commission Expire: 7-20-2003
Notary Public

File Number: 12107022
RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027