WARRANTY DEED

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

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF SEPTEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: 2/05

(AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY:
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dina R. Capitani	**Countrywide Home Loans, Inc.**	**Map 148-5, Parcel 14**
(NAME)	(NAME)	
322 Leopole Road	**7105 Corporate Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Plano, TX 75024**	
(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, **Nermin A. Ahmespahic and wife, Lejla Ahmespahic**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dina R. Capitani, unmarried and Joseph T. McGrath, unmarried, as ~~joint tenants with rights of survi~~ tenants in common**, 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:

DRC 2my

Land in Davidson County, Tennessee, being the northerly part of Lot No. 82 on the Plan of Hillbrook,. Section III, as of record in Book 3300, Page 84, Register's Office for said County.

Said part of said Lot No. 82 fronts 69 feet on the easterly side of Leopole Road and extends back 173.1 feet on the northerly line and 166 feet, more or less, on the southerly line, to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Nermin Ahmespahic and wife, Lejla Ahmespahic by deed of record in Book 10269, page 887, Register's Office for Daivdson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **322 Leopole Road, Nashville, TN 37211**

(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.

Davidson County DEEDWARR
Recvd: 10/01/02 10:23 2pgs
Fees:13.00 Taxes:444.00

20021001-0118956

Witness **my/our hand(s)** this **27th day of September, 2002**.

Nermin A. Ahmespahic

Lejla Ahmespahic

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 **NERMIN AHMESPANHIC AND LEJLA AHMESPANHIC** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this **27th** day of **September, 2002.**

Commission expires:

1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public