WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,200.00

Karen Uland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2003.

Jennifer Marlin
Notary Public

MY COMMISSION EXPIRES: 12-4-06
(AFFIX SEAL)

JENNIFER MARLIN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 10/22/03 12:05 2pgs
Fees:13.00 Taxes:626.04
20031022-0156286

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abdul Al ~~Tamimi~~ Timimi	~~Abdul Al Tamimi~~ Union Planters Mortgage	Map 51-02
(NAME) 1012 Chadwell Drive	(NAME) P.O. Box 2127	Group 11.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Memphis, TN 38101	
(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, Stephen L. Sanders and Wife, Tammy L. Sanders, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timimi * also known as Fatima AL Timimi. Abdul Al ~~Tamimi~~ and Wife, Fatima Al Shaabon, 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. 1 on the Final Plat of Stephen L. Sanders Lots Chadwell Drive, as shown by plat of record in Plat Instrument Number 20020618-0073569, 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 part of the same property conveyed to Stephen L. Sanders and Wife, Tammy L. Sanders by deed from George T. Brown and Wife Edith E. Brown of record in Instrument Number 200105250054688, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 1012 Chadwell Drive, Madison, TN 37115
(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 17th day of October, 2003.

Stephen L. Sanders

Tammy L. Sanders

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Stephen L. Sanders and Wife, Tammy L. Sanders the bargainor__, 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 17th day of October, 2003

My Commission Expires: 6-4-06

Notary Public

JENNIFER MARLIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

~~File Number23100060~~
~~RETURN TO:~~
~~Cumberland Title Company~~
~~13018 Lebanon Road, Suite 100~~
~~Mt. Juliet, Tennessee 37122~~

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#890