# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 11/03/03 11:39 2pgs
Fees:13.00 Taxes:566.10

20031103-0160781

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case, Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-0956

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jamil Bahhur | Jamil Bahhur | Map 135-10-0-C, Parcel 7.00 CO |
| (NAME) | (NAME) | |
| 2412 North Grafton Court | 2412 North Grafton Court | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Nashville, TN 37217 | |
| (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, **Fischer & Ford Group, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jamil Bahhur, married**, 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:

Land in Davidson County, Tennessee, Being lot No. 11 on the plan of Ransom Park, according to the plan of record in Instrument No. 200110230115381, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being that same property conveyed to Fischer & Ford Group, LLC by deed from Ransom Park, Inc. of record at Instrument # 20021015-0126566, said Register's Office. Further being a portion of the same property conveyed to Ransom Park, Inc. by Warranty Deed from Frances Ransom and Karen R. Bennett and David G. Bennett of record in Instrument No. 20010129-0008616 (dated January 29, 2001), said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2412 North Grafton Court, Nashville, TN 37217

(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 hand this 20th day of October, 2003.

Fischer & Ford Group, LLC

By: James A. Ford

James A. Ford, Secretary

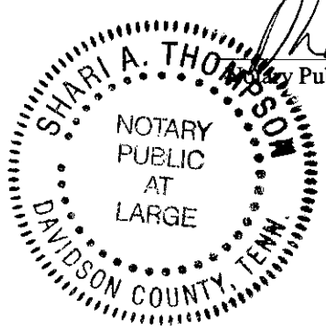
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James A. Ford, with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Secretary of Fischer & Ford Group, LLC, the within named bargainor, and limited liability company, and that he/she as such Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the company, by the said James A. Ford as such Secretary .

Witness my hand and official seal at office at Hermitage, Tennessee on this the **20th** day of **October, 2003**.

Notary Public

My Commission Expires: 1-29-05




**RETURN TO:**

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076