~~[redacted]~~ Bk 29

File No. 250801978

**WARRANTY DEED**

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2008

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,214.00

Hollis R. Flanagan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2005.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Return To:
Priority Escrow Services, Inc.
323 Emery Drive
Nashville, TN 37214
Phone (615) 391-4185
Fax (615) 391-4189

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 09/06/05 16:16 2 pgs
Fees:13.00 Taxes:267.19
20050906-0106913

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hollis R. Flanagan | ~~Hollis R. Flanagan~~ Countrywide Home Loans, Inc. | 86-9-5 |
| (NAME) | (NAME) | |
| 512 Frankfort Drive | 4500 Park Granada | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Calabasas, CA 91302-1613 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , Issa Abdo, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hollis R. Flanagan and Janet F. Flanagan, * HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*husband and wife,

Being Lot No. 78-A, on the Zone Lot Division of Lakeside Woods Estates, Section Two of Lots 78 and 79, as of record in Plat Book 6900, Page 243, amending in Book 6200, Page 461, 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 Issa Abdo by deed from Secretary of Housing & Urban Development of record in Deed Book 9994, page 950, Register's Office for said County, recorded on 03/29/96.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 105 Schooner Court, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 31st day of August, 2005.

Issa Abdo

Nahed Douhne

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Issa Abdo and wife, Nahed Dahne, 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 at office this 31st day of August, 2005.

Commission expires:

Tammy Harbolic
Notary Public




**File Number: 250801978**

**RETURN TO:**

Cumberland Title
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Murfreesboro, TN 37129