WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2005.

Georgette R. Kennedy
Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammad Al Masum	Ohio Savings Bank	**MAP 142-10-D**
(NAME)	(NAME)	
405 Carters Glen Drive	1801 East Ninth St., Suite 200	**PARCEL 2.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cleveland, OH 44114	
(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, **SCOTT B. MAGOON AND WIFE, DIANA MAGOON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHAMMAD AL MASUM AND WIFE, KATHIKA MASUM,** 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. 102 on the Plan of Carter's Glen, a Planned Unit Development, of record in Plat Book 9700, page 732, amending Plat book 9700, page ~~345~~ *353, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott B. Magoon, a single man by Warranty Deed from TR&D Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20040728-0089926 and re-recorded in Instrument No. 20040903-0107285, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 9700, page 345 and Plat Book 9700, page 353, said Register's Office; (c) Declaration of Covenants, Conditions and Restrictions contained in Book 10357, page 732, said Register's Office; and (d) Easements of record in Book 8019, page 180, said Register's Office.

Diana Magoon joins in the execution of this Warranty Deed to convey any and all marital rights she may have in the subject property.

unimproved ☐

This is improved ☒ property, known as 405 Carters Glen Drive, Nashville, Tennessee 37221

(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 our hands this 9th day of December, 2005.

Scott B. Magoon

Diana Magoon

Davidson County DEEDWARR
Recvd: 12/28/05 11:00 2 pgs
Fees:13.00 Taxes:925.00

20051228-0155102

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, the undersigned, of said County, Scott B. Magoon and Diana Magoon the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of December, 2005.

Commission expires: 02272008

Jessica Abell

Notary Public

JESSICA ABELL
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 04-90866-1
MY APPT. EXPIRES FEB. 27, 2008