(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/06 10:05 2 pgs
Fees:13.00 Taxes:499.50

20060725-0089291

DELLA L. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-21-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly R. McGarrity	Opteum Financial Services, LLC	Map 98-5 Parcel 152
(NAME)	(NAME)	
5113 Hunters Point Lane	P.O. Box 200010-9246	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Kennesaw, GA 30156	
(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, Salah Al-Saad, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Holly R. McGarrity, unmarried, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. **52** on the Plan of Hunter's Point Subdivision, of record in Book 5200, page 736, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Salah Al-Saad, married by warranty deed of Mary Gene Clark and David Odell Erwin and Charles B. Ervin, Heirs of the said Charles F. Ervin, Jr. of record in Instrument #200008280084697, conveyance dated August 22, 2000, Register's Office of Davidson County, Tennessee.

Said property is not now nor has it ever been Grantors primary residence.

This conveyance is subject to: (1) 2006 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated with Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of taxes when due and payable. Map 98-5 Parcel 152 (2) Restrictive covenants of record in Book 6279, page 741, Register's Office of Davidson County, Tennessee. (3) Subject to all matters appearing of record in Plat Book 5200, page 736, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5113 Hunters Point Lane, 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 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 19th day of July, 2006.

Salah Al-Saad

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Salah Al-Saad, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 19th day of July, 2006.

Commission expires:

6-14-08

Notary Public

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008