ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2006.

Notary Public

Expiration of commission.

Davidson County DEEDWARR
Recvd: 08/29/06 09:28 2 pgs
Fees:13.00 Taxes:518.00
**20060829-0106429**

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**7105 Crossroads Blvd. Suite 105**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Kamal A. Salih** | **New Owner** | **Map 150-9-O-A, Parcel 79-CO** |
| **1401 Calais Court** | | |
| **Antioch, TN 37013** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Filiberta C. Garcia-Vasquez, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kamal A. Salih, Single Man**

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. 233 on the Plan of Forest View Park, Section VIII, of record in Plat Book 6900, page 633, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Filiberta C. Garcia-Vasquez, an unmarried woman, by Warranty Deed, from John F. Adams and wife, Brandi J. Adams and John C. Adams, Jr. and wife, Lanie Newton Adams, of record in Instrument No. 20040929-0117011, Dated September 23, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, page 633, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7079, page 472 and Book 7522, page 905, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 7079, page 506, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1401 Calais Court, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 25th day of August, 2006.

X Filiberta C. Garcia Vasquez by
Flor Hernandez Garcia Atty in fact
Filiberta C. Garcia-Vasquez
By: Flor Hernandez Garcia, Attorney-in-fact

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Flor Hernandez Garcia** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Filiberta C. Garcia-Vasquez, for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Filiberta C. Garcia-Vasquez, and is authorized by Filiberta C. Garcia-Vasquez to execute this instrument on her behalf.

Witness my hand, at office, this 25th day of August, 2006.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **06606-SH**
**RECORD & RETURN TO:**
Guaranty Title and Escrow Co.
2711 Nolensville Rd. #200
Antioch, TN 37013