Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSH-070200039S

1ST

Davidson County DEEDWARR
Recvd: 04/16/07 08:25 2 pg
Fees:13.00 Taxes:314.50
20070416-0044869

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Jamil Tayip	Jamil Tayip	173-01-0-092.00
(Name)	(Name)	
113-115 Vickey Court	113-115 Vickey Court	
(Address)	(Address)	
Nashville, TN 37211	Nashville, TN 37211	
(City) (State) (Zip)	(City) (State) (Zip)	

For and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

H. Cliff Hobbs and Jacqueline B. Hobbs

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Jamil Tayip

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 71, PLAN OF MONTECARLO, SECTION TWO-A, as shown on plat of record in Plat Book 4955, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being part of the same property conveyed by Quitclaim Deed from Harold Reeves, Trustee to H. Cliff Hobbs and wife, Jacqueline B. Hobbs, as tenants by the entirety as recorded on the 8th day of March, 1984 in Book 6245, Page 101 and Warranty Deed from Commerce Union Bank of Sumner County to H. Cliff Hobbs as recorded on the 24th day of November, 1982 in Book 5969, Page 595 and re-recorded in Book 5973, Page 6, in the Register's Office of Davidson County, Tennessee.

This is unimproved ( ) property, known improved (X) 113-115 Vickey Court, Nashville, TN, 37211.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 27th day of February, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

H. Cliff Hobbs

Jacqueline B. Hobbs by H. Cliff Hobbs as atty in fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Angela Howard, a Notary Public in and for said County and State, H. Cliff Hobbs and Jacqueline B. Hobbs the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN this 27th day of Feb 2007.

Angela Howard
Notary Public

My Commission Expires: 5/15/2010

Angela Howard STATE OF TENNESSEE NOTARY PUBLIC Rutherford County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $85,000.00.

Subscribed and sworn to before me this 27th day of February, 2007.

Affiant

My commission expires: 8/1 Seal 2010 (Affix Seal)

Angela Howard
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County, Tennessee

Notary Public