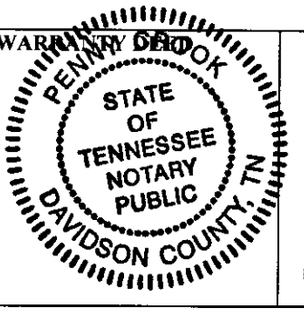
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Abdella A Habib
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July 2007

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

rt4011

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abdella A Habib	SAME AS NEW OWNER	107-05/0A-116.00
(NAME)	(NAME)	
116 Five Oaks Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Kyle J Kellinghaus, UNMARRIED SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Abdella A Habib, unmarried

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 116 in Five Oaks, formerly The Meadow, A Planned Unit Development, as shown on the Plat of record in Book 5200, Page 355, as corrected in Book 5784, Page 521, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Kyle Kellinghaus, unmarried by Warranty Deed from Frank Iazzetta, unmarried, dated August 10, 2004 and recorded on August 23, 2004 in Instrument No. 20040823-0101343, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ■ property, known as 116 Five Oaks Dr Nashville 37217
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Abdella A Habib, and his/her/their assigns, forever.

Said Kyle J Kellinghaus., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 08/03/07 10:31 2 pgs
Fees:13.00 Taxes:277.13

20070803-0092504

IN WITNESS WHEREOF, the said Kyle J Kellinghaus., has executed this deed this July 16, 2007

Kyle J Kellinghaus

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kyle J. Kellinghaus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this July 16, 2007

Commission expires:
9/20/08

PENNY CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT4011