WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/07 08:55 2 pgs
Fees:13.00 Taxes:388.69
20070906-0106810

Carla R. Dillard
State of Tennessee Notary Public
Rutherford Co.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 2.8.8

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 490 Saint Andrews Drive, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam Tayyun	Countrywide Bank	061-16-025100
(NAME)	(NAME)	
1250 Ardee Ave.	2021 N. Gallatin Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Madison, TN 37115	
(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, *Terri L. Carter, a married woman*, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO *Sam Tayyun and wife, Linda Tayyun*, 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:

BEING Lot No. 25, Block D, Sunnyneade Subdivision, as shown by plat of record in Plat Book 974, Page 56 & 57, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Terri L. Carter, a married woman by Quit Claim Deed from Terri L. Cater f/k/a Terri L. Strickland, dated September 25, 2006, of record in Instrument #20061004-0123175, Register's Office for said County.

The said Jeffrey Lynn Carter, Sr. joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1250 Ardee Ave., Nashville, TN 37216
(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 23rd day of August, 2007.

Terri L. Carter

Jeffrey Lynn Carter, Sr.

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri L. Carter and Jeffrey Lynn Carter, Sr., with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 23rd day of August, 2007.

Commission expires:

2.8.8

Notary Public

Carla R. Dillard
State of Tennessee Notary Public
Rutherford Co.