File No. 270801334

WARRANTY DEED

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 02/22/2010 RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/22/2010
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/10/07 10:21 2 pgs
Fees:13.00 Taxes:465.83

20070910-0108071

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amir Ghobreal	Bank of America	149-12-OB 020.00
(NAME) 1209 Twin Circle Drive	(NAME) 9000 Southside Blvd	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Bld 700 Jacksonville, FL. 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PATRICIA ANDERSON (FKA PATRICIA RAE BAGULL, UNMARRIED) AND HUSBAND, BOBBY ANDERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMIR GHOBREAL AND AMIRA A. ABDELSAYED, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), 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. 34 on the Plan of Forest Cove, Phase I, a Planned Unit Development, as shown by plat of record in Plat Book 9700, Pages 754 and 755, 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 Patricia Rae Bagull, unmarried by Warranty Deed from Hearthside Homes, LLC, an Indiana Limited Liability Company, as shown of record in Instrument No. 20000118-0005726, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Pages 754 and 755, Register's Office of said County.

Easement to Tennessee Power Company as shown of record in Book 437, Page 21, Register's Office for said County.

Right - of - Way Easement to Gulf Interstate Gas Co. as shown of record in Book 2244, Page 13 and Book 3463, Page 126, Register's Office for said County.

Easement to Colonial Pipeline Company as shown of record in Book 3852, Page 675 and Book 4607, Page 484, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 11595, Page 877, Register's Office for said County.

QuitClaim to Homeowner's Association for Open Space as shown of record in Book 11629, Page 90, Register's Office for said County.

Restrictive Covenants of record in Book 11149, Page 641 and Book 11313, Page 436, Register's Office of said County

Bobby Anderson joins in this conveyance to convey any and all rights he may have in this 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 1209 Twin Circle Drive, Nashville, TN 37217
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 7th day of September, 2007.

Patricia Anderson

Bobby Anderson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Patricia Anderson and husband, Bobby Anderson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of September, 2007.

Commission expires: July 16, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

File Number: 270801334

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

RETURN TO:
#137122

Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville, TN 37211
615-777-2011