WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 200,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF **October, 2007** Notary Public MY COMMISSION EXPIRES: 3/21/10 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/02/07 13:42 2 pgs
Fees:13.00 Taxes:740.00
20071102-0129568

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Summer County, TN

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hadi Al-Hajjaj	**Hadi Hajjaj**	**54-13-38.00**
(NAME) **3239 and 3239-1/2 Lakeshore Drive**	(NAME) **3239 Lakeshore Drive**	
(ADDRESS) **Old Hickory,TN 37138**	(ADDRESS) **Old Hickory, TN 37138**	
(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, **The Avery G. Green T/U/W of Rebecca V. Green dated July 21, 2005,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hadi Al-Hajjaj and wife, Cherie Al-Hajjaj,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A PART OF LOT NO. 15 OF SECTION 1, ON THE MAP OF LIFE & CASUALTY INSURANCE COMPANY'S SUBDIVISION OF DABBS & ELLIOTT PROPERTY KNOWN AS DUPONTONIA, AS OF RECORD IN BOOK 843, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF PITTS AVENUE, 823.2 FEET EAST FROM THE MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH THE CENTER LINE OF PITTS AVENUE, NORTH 67° 25' EAST, 115 FEET TO THE NORTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO ATHEL HUFFINE AND WIFE, BY DEED OF RECORD IN BOOK 1628, PAGE 607, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG HUFFINE'S LINE, SOUTH 50° 10' EAST 616.8 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 15; THENCE NORTH 82° 08' WEST 49.9 FEET; THENCE NORTH 86° 55' WEST 208.5 FEET TO A POINT; THENCE NORTH 43° 05' WEST 472 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FLORA ANN OVERSTREET, TRUSTEE OF THE AVERY G. GREEN T/U/W OF REBECCA V. GREEN DATED JULY 21, 2005 BY EXECUTOR'S QUITCLAIM DEED FROM FLORA ANN OVERSTREET, THE DULY-APPOINTED EXECUTOR OF THE ESTATE OF REBECCA V. GREEN, DECEASED, RECORDED ON THE 16TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060516-0057080, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Virginia Marion Earwood joins in the execution of this instrument for the purpose of conveying her vested interest, if any, to said property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, kr own as **3239 and 3239-1/2 Lakeshore Drive, Old Hickory, TN 37138**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **October, 2007**.

Avery G. Green T/U/W of Rebecca V. Green dated July 21, 2005

Flora Ann Overstreet, Trustee

Flora Ann Overstreet, Trustee

Virginia Marion Earwood

Virginia Marion Earwood

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, Flora Ann Overstreet, whom I am personally acquainted and upon her/his/their oath acknowledged herself/himself/themselves to be the **Trustee**, , of **The Avery G. Green T/U/W of Rebecca V. Green dated July 21, 2005** and that he/she/they executed the foregoing instrument for the purpose therein contained by signing on behalf of **The Avery G. Green T/U/W of Rebecca V. Green dated July 21, 2005**.

WITNESS my hand and official seal at **Hendersonville**, Tennessee, this **10/30/2007**.

NOTARY

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

MY COMMISSION EXPIRES: ~~02-11-2009~~ 3/21/2011

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, Virginia Marion Earwood, whom I am personally acquainted, and upon her/his/their oath acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Universal City, **Texas**, this **10/30/2007**.

NOTARY

MY COMMISSION EXPIRES: 02-11-2009

NOTARY PUBLIC STATE OF TEXAS
DENNIS R. NEWSOME
Notary Public
State of Texas
My Comm. Exp. 02-11-2009