WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Ashley Neese
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2008.

Connie Hooper
Notary Public

MY COMMISSION EXPIRES: 2-24-09
(AFFIX SEAL)

CONNIE HOOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashraf S. Mikhaeil	Bank of America	Map 172-12-B
(NAME) 6108 Bradford Hills Drive	(NAME) 9000 Southside Blvd. Bldg 700	Parcel 233
(ADDRESS) Nashville, TN 37211	(ADDRESS) Jacksonville, FL 32256	
(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, I, **TAMMI T. TURNER, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHRAF S. MIKHAEIL, MARRIED, AND SAAD IBRAHIM, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Section Ten, Bradford Hills, of record in Plat Book 7900, page 6, as amended in Plat Book 7900, page 495, certificate of correction of record in Book 9219, page 115, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tammi T. Turner, a single person, by deed from Eric Sean Vaughn and wife, Kara Vaughn, of record in Instrument No. 20030218-0020760, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 6 and Book 7900, page 495, said Register's Office; (c) restrictive covenants of record in Book 8069, page 170, Book 8885, page 517, Book 8267, page 616, Book 8267, page 618, Book 8372, page 901, Book 8374, page 591 and Book 8522, page 853, said Register's Office; (d) Bylaws of record in Book 8071, page 531, said Register's Office; and (e) easements of record in Book 8377, page 769 and Book 8377, page 808, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/06/08 09:27 2 pgs
Fees:13.00 Taxes:703.00
20080206-0012260

unimproved ☐

This is improved ☒ property, known as 6108 Bradford Hills Drive, Nashville, Tennessee 37211
(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 22nd day of January, 2008.

Tammi T. Turner

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 Tammi T. Turner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of January, 2008.

Commission expires:

Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010