WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2008.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

BOX 13
14233

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pete Sumamal	SunTrust Mortgage, Inc ISAOA	11904009000
(NAME)	(NAME)	
336 Lawndale Drive	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Irvine, CA 92619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/15/08 10:02 2 pgs
Fees:13.00 Taxes:542.05

20080515-0049914

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, Abdul R. Al-Timimi, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pete Sumamal, 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. 119 on the Map of Section Three, Glencliff Estates, as record in Book 1424, Page 1, Register's Office for Davidson County for said County.

Said Lot No. 119 fronts 100 feet on the southerly side of Lawndale Drive and runs back 409 feet on the easterly line and 230.1 feet on the westerly line to a dead line measuring 225.3 feet thereon.

Being the same property conveyed to Abdul R. Al-Timimi, by deed of record in Instrument No. 20041215-0149379, Register's Office for Davidson County, Tennessee.

And

Being the same property conveyed to Abdul Al-Timimi, by Quit Claim deed of record in Instrument No. 20070606-0067798, Register's Office for Davidson County, Tennessee. Abdul Al-Timimi and Abdul R. Al-Timimi being one and the same.

unimproved ☐

This is improved ☒ property, known as 336 Lawndale 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 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 8th day of May, 2008.

Abdul R. Al-Timimi

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 Abdul Al-Timimi with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of May, 2008.

Commission expires:
72509

Notary Public

