# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/08 14:14 2 pgs
Fees:13.00 Taxes:566.10
20081001-0099810

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2008.

Notary Public

COMMISSION EXPIRES: 3-2010
(AFFIX SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Josephine Ward | WR STARKEY MORTGAGE, LLP | 120-05-0-021.00 |
| (NAME) | (NAME) | |
| 763 Winthorne Drive | 5055 W. PARK Blvd, Ste 300 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Plano, TX 75093 | |
| (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, Huda M. Arradi and husband, Nassr H. Arradi HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Josephine Ward, Unmarried, 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:

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. 331 on the Plan of Glengarry Park Subdivision, Section III, as of record in Book 2900, Page 25, Register's Office for said County.

Being the same property conveyed to Huda M. Arradi, by Quitclaim Deed dated June 20, 2005 from Nassr H. Arradi of record in Instrument No. 20050623-0072080, Register's Office for Davidson County, Tennessee.

Nassr H. Arradi joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Huda M. Arradi and Nassr H. Arradi by Monte Mohr as his/her/their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20081001 0099809, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 763 Winthorne 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 24 day of September, 2008.

Huda M. Arradi by Mont Mohr
Huda M. Arradi as her Attorney-in-fact
By Mont Mohr as Her Attorney-in-Fact

Nassr H. Arradi by Monte Mohr
Nassr H. Arradi his Attorney-in-fact
By Monte Mohr as His Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 24 of September, 2008 before me personally appeared Monte Mohr, with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the person who executed the foregoing instrument on behalf of Huda M. Arradi and Nassr H. Arradi, and acknowledged that he executed the same as the free act and deed of the said Huda M. Arradi and Nassr H. Arradi, through Power of Attorney granted Monte Mohr by the said Huda M. Arradi and Nassr H. Arradi.

Witness my hand and official seal at Franklin, Tennessee this 24 day of September, 2008.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES
DAVIDSON COUNTY

RETURN TO:

Homeland TITLE

1896 General George Patton Drive
Suite 200
Franklin, TN 37067