WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $248,500.00

Casey Brannon
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF AUGUST, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

BILL GARRETT, Davidson County
Trans:T20090059806 DEEDWARR
Recvd: 09/01/09 11:39 2 pgs
Fees:13.00 Taxes 919.45
20090901-0081976

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03216 MALLAK CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Shadi Mallak and Ghada Mallak, and Nada Mallak	same	181100A05200CO
217 Scarlet Ridge Court		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFFREY S. MCINTURFF, AND WIFE, CHRISTY M. MCINTURFF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SHADI MALLAK, GHADA MALLAK AND NADA MALLAK

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 217 Scarlet Ridge Court, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 27th day of August, 2009.

Jeffrey S. McInturff

Christy M. McInturff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JEFFREY S. MCINTURFF AND CHRISTY M. MCINTURFF, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of August, 2009.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

EXHIBIT A - LEGAL DESCRIPTION

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 213, PLAN OF FIRST REVISION FINAL PLAT, PHASE TWO, AUTUMN OAKS, as shown on plat of record in Plat Book 11700, Page 54 & 55, and revised in Book 11700, Page 64-65, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey S. McInturff and wife, Christy M. McInturff, by Warranty Deed from Carols Hall and wife, Jami Hall, recorded November 7, 2005 in Instrument No. 20051107-0134860, in the Register's Office, Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2009 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF FIRST REVISION FINAL PLAT, PHASE TWO, AUTUMN OAKS, as recorded in Plat Book 11700, Page(s) 54 & 55, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010912-0099443 amended at Instrument No. 20030513-0064238 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Autumn Oaks Homeowners Association, Inc. recorded in Instrument No. 20010912-0099442.

f. Easement for Right of Way to Gulf Interstate Gas Company, recorded in Book 2245, Page 271 with partial release recorded in Book 6968, Page 25.

g. Easement for Right of Way to Columbia Gulf Transmission Company, recorded in Book 4240, Page 667 with partial release recorded in Book 6968, Page 25.

h. Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights recorded in Book 261, Page 284 and Book 6704, Page 397.

i. Contract of Easement and Furnishing of Water recorded in Book 3376, Page 239.

j. Easement for obtaining water from spring recorded in Book 475, Page 547.

k. Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 7515, Page 29 and Book 9343, Pages 196 and 199.

l. Stormwater Detention Agreement recorded in Book 7760, Page 970.

RETURN TO:
Homeland Title, LLC
1896 Gen. George Patton Dr. Ste 200
Franklin, TN 37067