This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2010040012

BILL GARRETT, Davidson County
Trans:T20100031761 DEEDWARR
Recvd: 05/26/10 14:18 2 pgs
Fees:13.00 Taxes:406.34
20100526-0040684

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $109,821.00

Sworn to and subscribed before me this 25th day of May, 2010.

Affiant

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public Comm. exp. 11-22-10

Address of New Owner:
Hussein A. Badreddine
1382 Rural Hill Rd. #101
Antioch, TN 37013

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
163-020C-001.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark Dougall a married man** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hussein A. Badreddine and wife, Randa M. Abed**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, Unit No. 101 as described in the Master Deed and By-Laws of Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 200604040038533, amended in Instrument 200604190045063, Instrument 200611150141803 and Instrument 200801080002295, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Mark Dougall, a married man by deed from Mark Dougall and Jeff Farris, Trustees of the Autumn Ridge Revocable Trust, dated November 8, 2006, of record in Instrument 200811100111330, Register's Office for Davidson County, Tennessee, dated November 4, 2008.

The undersigned Grantor declares under penalty of perjury the subject property has never been used as a principal residence by him or his spouse.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **1382 Rural Hill Rd. #101, Antioch, TN 37013.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 25th day of May, 2010.

Mark Dougall

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Mark Dougall, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2010.

E. Mannix
Notary Public
comm exp. 11/22/10

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY