BILL GARRETT, Davidson County
Trans:T20100040494 DEEDWARRSP
Recvd: 07/01/10 15:16 2 pgs
Fees:13.00 Taxes:518.00

20100701-0051776

File Box 30

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $140,000.00

Subscribed and sworn before me this the 18th day of June, 2010.

Affiant

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

(Affix Seal)

Notary Public

SPECIAL WARRANTY DEED

2010126

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Azer Mekhaeel and Enas Nassif
312 Schoolhouse Court
Antioch, TN 37013

Send tax bills to:
US Bank NA
1550 American Blvd., East, Ste. 440
Bloomington, MN 55425

Map 150-15-B, Parcel 5CO

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

McCormick 106, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Azer Mekhaeel and Enas Nassif

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 5, Final Plat Edison Park (Formerly Painter) "Cluster Lot Division" as shown on plan of record in Instrument No. 20060726-0090090, Register's Office for Davidson County, Tennessee, said plan hereby referenced for a more complete description of said lot.

Being part of the property conveyed to McCormick 106, LLC, a Maryland Limited Liability Company by deed dated 12/29/09 from Pinnancle National Bank of record in Instrument No. 20100210-0010373, Register's Office for Davidson county, Tennessee. Further Being part of the same property conveyed to Pinnacle National Bank by Trustee's deed recorded on 10/13/09 of record in Instrument No. 20091013-0094953, Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to T.F. Homes, LLC by deed from Global Development, Inc. dated 9/5/06 of record in Instrument No. 20060907-0110536, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2010, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 312 Schoolhouse Court, Antioch, TN, 37013

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor (s) herein and no other.

The words "Grantor (s)" and " Grantee (s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

Subscribed and sworn before me this the 18 day of June, 2010.

McCormick 106, LLC
By: Amy Bitz, Authorized Person

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF ~~WILLIAMSON~~ Carroll

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Amy Bitz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Person of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 18th day of June, 2010.

My commission expires:_____

Notary Public

CONSTANCE M. MICHEL
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 17, 2013

