BILL GARRETT, Davidson County
Trans:T20100060345 DEEDWARRSP
Recvd: 09/24/10 12:00 2 pgs
Fees:13.00 Taxes:573.50

20100924-0076242

SPECIAL WARRANTY DEED

SCOTT MICHAEL BREZA NOTARY PUBLIC BALTIMORE COUNTY, MD. My expiration date is 7-19-11

STATE OF Maryland
COUNTY OF Baltimore
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 2010

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11698

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Medhat N. Mouness and Marcel Khalil (NAME)	Medhat N. Mouness & Marcel Khalil (NAME)	150-15-0-B 002.00 CO/
300 Schoolhouse Court aka 112 Painter Drive (ADDRESS)	300 Schoolhouse Ct. (ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, McCormick 106, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Medhat N. Mouness and Marcel Khalil, both single.

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT 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. 2, on the Final Plat of Edison Park (formerly Painter) of record in Instrument No. 20060726-0090090, Register's Office for said, County, to which reference is made for a more complete description.

Being the same property conveyed to T. F. Homes, LLC by deed appearing of record in Instrument No. 20060907-011057, of the Register's Office of Davidson County, Tennessee

Said property being further conveyed to Pinnacle National Bank by Trustee's Deed from Hugh M. Queener, Trustee, dated October 13, 2009 and recorded October 13, 2009 in Instrument No. 20091013-0094953, said Register's Office.

Said property being further conveyed to McCormick 106, LLC, by Special Warranty Deed from Pinnacle National Bank, dated December 29, 2009 and recorded February 10, 2010 in Instrument No. 20100210-0010373, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 300 Schoolhouse Court aka 112 Painter Drive (House Number, (Street)) Antioch (City or Town) 37013 (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Medhat N. Mouness and Marcel Khalil, and his/her/their assigns, forever.

Said McCormick 106, LLC, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said McCormick 106, LLC
., has executed this deed this August 23, 2010

McCormick 106, LLC

STATE OF Maryland

COUNTY OF Baltimore

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Stephen Kiegel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the , the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this August 23, 2010

Commission expires:

SCOTT MICHAEL BREZA NOTARY PUBLIC BALTIMORE COUNTY, MD. My expiration date is 7-19-11

Notary Public

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431

RT11698