BILL GARRETT, Davidson County
Trans:T20100081883 DEEDWARRSP
Recvd: 12/29/10 14:31 2 pgs
Fees:13.00 Taxes:373.70
20101229-0103559

SPECIAL WARRANTY DEED

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2010

Notary Public

MY COMMISSION EXPIRES: 12-06-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saber Hanna	F & M Bank	149030135.00
(NAME)	(NAME)	
P.O.. Box 17673	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37217	Clarksville, TN 37040	
(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, **IB Property Holdings, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Saber Hanna** 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 situated in the second (2nd) Civil District of Davidson County, Tennessee, described as follows to wit:

Being Lot Number 22 on the Plan of addition to Edge-O-Lake Estates of record in Plat Book 6250, Page 391 and 392, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot; said description is incorporated herein by reference, the same as if copies fully herein verbatim.

Being the same property conveyed to IB Property Holdings, LLC. by deed dated July 29, 2010 from The Callins Law Firm, LLC of record in Instrument No. 20100804-0061308, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2543 & 2545 Willowbranch Drive, Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said, **Saber Hannah**, forever. SAID Grantor 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.

WITNESS the execution hereby by **IB Property Holdings, LLC.**, 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 **23rd day of December, 2010.**

IB Property Holdings, LLC

By: Matthew Coburn
Assistant Secretary

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Matthew Coburn with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the Assistant Sec, of IB Property Holdings, LLC.,., the within named bargainor, and that as such officer and agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporation.

Witness my hand and official seal at Office this 23rd day of December, 2010.

Commission expires:

Notary Public

ROSA BRITO
MY COMMISSION # DD 751963
EXPIRES: February 16, 2012
Bonded Thru Notary Public Underwriters