File No. 110790

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110066396 DEEDWARR
Recvd: 10/24/11 14:00 2 pgs
Fees:13.00 Taxes:203.50

20111024-0082598

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 2-28-12

(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mohammed al Masyabi | Mohammed al Masyabi | 148 12 0 064.00 |
| (NAME) | (NAME) | |
| 841 Richards Road | 850 Richards Road, APT D6 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, Pamela Spencer, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohammed al Masyabi, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hazelwood Subdivision, Section 2, of record in Book 3106, page 97, Register's Office for said County.

Said Lot No. 1 fronts 133.97 feet on the southerly side of Richards Road and extends back between lines, 175.0 feet on the easterly line and 150 feet on the westerly line to a dead line in the rear, measuring 128.96 feet thereon.

Being the same property conveyed to Pamela Spencer, unmarried, by deed from Cassie E. Rose, dated May 4, 2006 and recorded on May 12, 2006 in Instrument No. 20060512-0056029, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3370, page 323, said Register's Office.

Subject to sewer line easement of record in Book 3954, page 647, said Register's Office.

Subject to sanitary sewer easement of record in Book 5010, page 437, said Register's Office.

Subject to water line easement of record in Book 2446, page 563, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 841 Richards Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless

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otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 14th day of October, 2011.

Pamela Spencer

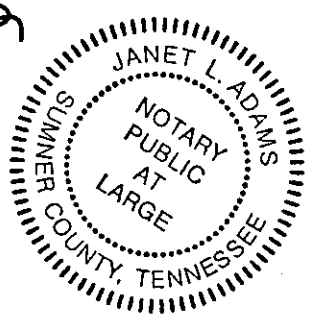
STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 14th day of October, 2011.

Commission expires: 2-28-12




Notary Public