WARRANTY DEED

ET-11-2441

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF February, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-05-15

(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khalid M. Mozeb	Khalid M. Mozeb	
4718 Lori Drive (ADDRESS)	(NAME) 4718 Lori Drive (ADDRESS)	148-12-39.00
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 hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LORRAINE MCGUIRE MULLOY, AN UNMARRIED WOMAN, A/K/A LORRAINE MULLOY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KHALID M. MOZEB AND RASHA GALABADDI, hereinafter called the Grantee(s), their heirs and assigns, 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 44, LORI HEIGHTS, as shown on plat of record in Plat Book 3106, Page 123, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eugene E. Mulloy, Jr. and wife, Lorraine McGuire Mulloy by Deed from Cheek & Jones, Inc., a Tennessee Corporation, recorded on the 27th day of October, 1964 in Deed Book 3826, Page 322, in the Register's Office of Davidson County, Tennessee. Said Eugene E. Mulloy, Jr. having since died, leaving Lorraine McGuire Mulloy as surviving tenant by the entirety.

This conveyance is subject to (1) 2012 County Property Taxes which are not yet due and payable; (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LORI HEIGHTS, as recorded in Plat Book 3106, Page(s) 123; (3) Easement for Sanitary Sewer/Storm Drainage, recorded in Book 5360, Page 331; all of the Register's Office for Davidson County, Tennessee, and any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4718 Lori Drive, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 GRANTEE(S), 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/our hand(s) this 2nd day of February, 2012.

Lorraine McGuire Mulloy a/k/a Lorraine Mulloy

Lorraine McGuire Mulloy a/k/a Lorraine Mulloy, by Barbara C. Davis
her Attorney in Fact

by Barbara C Davis her attorney in fact

BILL GARRETT, Davidson County
Trans:T20120008436 DEEDWARR
Recvd: 02/03/12 10:51 2 pgs
Fees:13.00 Taxes:355.20
20120203-0009932

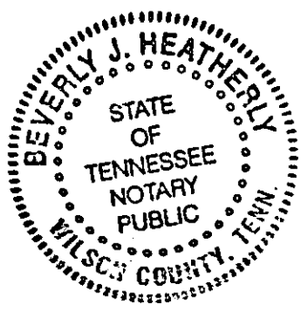
STATE OF Tennessee
COUNTY OF Wilson

On this the 2nd day of February, 2012, before me personally appeared Barbara C. Davis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lorraine Mulloy, as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Lorraine McGuire Mulloy a/k/a Lorraine Mulloy. Said POA of record at Instrument No. 20120203-0009931, RODCTN.

Witness my hand and official seal, this the 2nd day of February, 2012.

Beverly J. Heatherly
Notary Public
My Commission Expires: 10-05-15

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520