THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller Turner Ruth Andrews Ghanem & Heller, PLLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20120051726 DEEDWARR Recvd: 07/13/12 10:42 2 pgs Fees:13.00 Taxes:1339.40 20120713-0061712	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $362,000.00 Affiant Subscribed and sworn to before me this 9 day of July, 2012. Notary Public My Commission Expires: January 6, 2014 JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: William and Laura Bosworth 1076 Beech Tree Lane Brentwood, Tennessee 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-08-0A-058

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Omar Hobeika and Mary Hobeika, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Laura R. Bosworth and William Bosworth, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 58, as shown on the map entitled Cottonport Plantation Phase 3, of record as Plat Book 6900, page 951, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to OMAR HOBEIKA and wife, MARY HOBEIKA, by deed from DAVID O. HAMILTON, of record as Instrument No. 20051107-0134325, dated October 24, 2005, said Register's Office.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Matters shown on the Plan of record as Plat Book 6900, page 951, said Register's Office.

This is improved property located at 1076 Beech Tree Lane, Brentwood, Tennessee, 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth herein above. Grantors further covenant and bind themself, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this ____ day of July, 2012.

Omar Hobeika

Mary Hobeika

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Omar Hobeika and wife, Mary Hobeika**, the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of July, 2012.

Notary Public
My Commission Expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014