Return: Bell Title
1616 Westgate Circle
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120071311 DEEDWARR
Recvd: 09/21/12 11:16 2 pgs
Fees:13.00 Taxes:499.13
20120921-0086071

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2013

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2012.

NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dana Louise Sirmon 305 Bonnavue Drive Hermitage, TN 37076	Same	075-05-0-016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Sawsan Ghanem ~~Dana Louise Sirmon~~

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

/Dana Louise Sirmon ~~Sawsan Ghanem~~

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 700 on the Plan of Hermitage Hills, Section 7, of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Sawsan Ghanem, by special warranty deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20120518-0043204, dated May 11, 2012, said Register's Office. Mustapha Haydous joins in this conveyance as the spouse of the Grantor, Sawsan Ghanem.

This conveyance is subject to any and all zoning regulations, building restrictions, deed restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 305 Bonnavue Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 10th day of September, 2012.

"**GRANTORS**"

Sawsan ghanem by Mustapha Haydous as Attorney-in-fact
Sawsan Ghanem, by Mustapha Haydous as Attorney-in-fact

Mustapha Haydous
Mustapha Haydous

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mustapha Haydous, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2012.

My commission expires: 5/8/16 {Seal}

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 5/8/16

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Mustapha Haydous, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she is the attorney-in-fact for Sawsan Ghanem, and who further acknowledged that he/she executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

WITNESS my hand and official seal this 10th day of September, 2012.

My commission expires: 5/8/16

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 5/8/16