(1)

WARRANTY DEED

Mail 20:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 04-06-2016

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammed S. Al Jabari	SAME AS NEW OWNER	147-16 186.00
(NAME)	(NAME)	
4918 Madeline Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207,	,	
(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, SOUTHEAST FINANCIAL CREDIT UNION, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohammed S. Al Jabari, a single man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 235 on the Map of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, said Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Francisco Javier Avitia Castro, married, by Warranty Deed from Hussain Mizoury and wife, Jamia Mizoury, dated May 24, 2007, of record in Instrument No. 20070529-0062999, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Southeast Financial Credit Union by Successor Trustee's Deed from Bryan D. Spicer, Successor Trustee, recorded on the 9th day of January, 2013, in Instrument No. 20130109-0002983, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fairlane Park, Section III, as recorded in Plat Book 2331, pages 145-146, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex handicap, familial status of national origin to the extent such covenants, conditions or resritions violate 42 USC 3605(c), in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4918 Madeline Drive, Nashville, TN 37207

(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 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.

BILL GARRETT, Davidson County
Trans:T20130033007 DEEDWARR
Recvd: 04/23/13 08:33 2 pgs
Fees:13.00 Taxes:277.50
20130423-0040013

Witness my hand this 15th day of April, 2013.

Southeast Financial Credit Union

By Chad Boone, its Senior Vice President
Mortgage and Business Lending

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Chad Boone, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Senior Vice President Mortgage and Business Lending of **Southeast Financial Federal Credit Union**, the within named bargainor, and that he as such Senior Vice President Mortgage and Business Lending being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Southeast Financial Federal Credit Union** by himself as such Senior Vice President Mortgage and Business Lending.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of April, 2013.

Notary Public

My Commission Expires:_____