WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043558 DEEDWARR
Recvd: 06/19/14 13:41 2 pgs
Fees:13.00 Taxes:1369.00
20140619-0053683

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Azzam Fadle Al-Asmar	Wilson Bank & Trust	064030A13000CO
(NAME)	(NAME)	
223 Thistle Lane	623 W Main St	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Louisa Fitzpatrick, unmarried and Timothy J. Fitzpatrick, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Azzam Fadle Al-Asmar and Maha El-Mehsen, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 109, on the Final Plat of Phase Ten Section Three, Brandywine Pointe (A Planned Unit Development), as of record in Plat Book 9700, Page 280, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Timothy J. Fitzpatrick and wife, Louisa Fitzpatrick by Quitclaim deed dated June 23, 2005 from Timothy J. Fitzpatrick, married of record in Instrument # 20050624-0072786, Register's Office for Davidson County, Tennessee. Timothy J. Fitzpatrick and Louisa Fitzpatrick having since divorced and are both now unmarried.

This conveyance is subject to: (1) All matters as set forth per Plat Book 7900, Page 156 and Plat Book 9700, Page 280; (2) Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Subdivision of record in Book 8120, Page 170, as amended of record in Book 8671, Page 484, Book 9010, Page 627 and Book 10257, Page 199; (3) Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Dock Association of record in Book 8695, Page 379, as amended of record in Book 9145, Page 957; Book 9576, Page 846; Book 9776, Page 427; Book 10447, Page 711, and Book 10684, Page 324; (4) By-Laws of record in Book 10721, Page 835; (5) Non-Exclusive Easement for Parking, Ingress and Egress of record in Book 11108, Page 555; (6) Charter of Brandywine Pointe Dock Association, Inc. of record in Book 8637, Page 563; (7) Charter of Brandywine Pointe Community Association, Inc. of record in Book 9013, Page 39 and Book 9117, Page 77, said Register's Office; (8) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1649 Rachel Way, Old Hickory, TN 37138
(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/or 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/or 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 13th day of June, 2014.

Louisa Fitzpatrick

Timothy J. Fitzpatrick

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louisa Fitzpatrick and Timothy J. Fitzpatrick the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of June, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122