This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1120**

BILL GARRETT, Davidson County
Trans:T20140046481 DEEDWARR
Recvd: 06/30/14 14:54 2 pgs
Fees:13.00 Taxes:303.40
20140630-0057295

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/29/2014,** by and between Thomas Marcrum Administrator of The Estate of **Dixie Lee Marcum,** , parties of the first part, and **Reda Ayad, a single woman** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch,** County of **Davidson,** State of **Tennessee,** to wit:

Being Unit No. 8 on the Plan of Clairmont, Phase One, of record in Book 6050, Page 286, which amends Book 6200, Page 893, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Dixie L. Marcum by deed from Clairmont Investors, dated May 18, 1987 of Book 7248, Page 336 , Register's Office of Davidson County, Tennessee. Dixie Lee Marcrum is deceased DOD April 7, 2013 and her Estate is being administered in Davidson County, Tennessee Probate Division Case Number 13P1377. The Administrator Thomas Marcrum is authorized to sale said property pursuant to the order entered 05/16/2014.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **162 01 0B 008.00**
☒ Improved **459 Claircrest Drive, Antioch, TN 37013**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Thomas Marcrum Administrator of the Estate of Dixie Lee Marcrum

Thomas Marcrum
Administrator of the Estate of Dixie Lee Marcrum

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Thomas Marcrum Administrator of the Estate of Dixie Lee Marcrum to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 29th day of May, 2014..

Rebecca K. Garland
Notary Public

My Commission Expires: 5/6/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Reda Ayad**

and Address: **459 Claircrest Drive, Antioch, TN 37013**

Mail tax bills to:

Carrington Mortgage Services, LLC
1610 E. Saint Andrew Place, Suite B-150
Santa Ana, CA 92705

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$82,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 29th day of May, 2014..

Marie Collins
Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY