WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050441 DEEDWARR
Recvd: 07/15/14 09:46 2 pgs
Fees:13.00 Taxes:962.00
20140715-0062190

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2014

Notary Public:

MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nidal Habash	NEW OWNER	Parcel ID:
214 Rising Sun Lane		05414004000
Old Hickory, TN 37138		

FOR AND IN 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, we

Barbara Hensley Sellars, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Nidal Habash , a married man and Nadin Mansour, his wife
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 102, on the Plan of Brandywine Farms, Section Two, as of record in Book 3700, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is here made for complete description of said lot.

BEING the same property conveyed to Barbara Hensley Sellars by deed from The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the holders of Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA9, of record in Instrument 20140320-0022925, dated March 10, 2014, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3816, Page 544 amended in Book 3936, Page 811 and Book 6691, Page 977, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3700, Page 28, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 214 Rising Sun Lane, Old Hickory, TN 37138

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.

Witness my hand this 11th day of July, 2014.

Barbara Hensley Sellars

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Hensley Sellars, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2014.

My Commission Expires: 9-8-14

Notary Public

