WARRANTY DEED

FILE BOX #5

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: MARCH 31 2007

(AFFIX SEAL)

MARK K. SHAFFER NOTARY PUBLIC DAVIDSON COUNTY, TN MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY

Accelerated Title , 1018 N. Ward Street,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHEW J. GAMBILL	Bank Of America , N.A	**149-05-0 202.00**
(NAME)	(NAME)	
2320 RADER RIDGE Dr.	900 W . Trade Street Gateway Village , 3rd floor	
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	Charlotte, NC 28255-0001	
(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, WE, RAGHEED H. SLEEWA and wife, LAYLA Q. ASIE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTHEW J. GAMBILL, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2320 RADER RIDGE Dr., ANTIOCH, TN 37013

(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.

Witness our hands this 24th day of March, 2004.

Davidson County DEEDWARR
Recvd: 04/01/04 14:32 2pgs
Fees:13.00 Taxes:444.00

20040401-0036846

RAGHEED H. SLEEWA

LAYLA Q. ASIE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

MARK K. SHAFFER NOTARY PUBLIC DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MARCH 31 2007

Notary Public

EXHIBIT A

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING Lot NO. 126B, ON THE PALN OF PEBBLE TRACE, SECTION 1, ZONE LOT DIVISION OF LOT 126, OF RECORD IN PLAT BOOK 6900, PAGE 34, AMENDED IN PLAT BOOK 6900 PAGE 662, REGISTER'S OFFICE
FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RAGHEED H. SLEEWA and wife, LAYLA Q. ASIE BY WARRANTY DEED IN BOOK 11264 PAGE 805 OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

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 Ragheed H. Sleewa and wife, Layla Q. Asia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 2004.

My Commission Expires: _____

NOTARY PUBLIC

MARK K. SHAFFER
NOTARY PUBLIC
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
MARCH 31 2007