Davidson County DEEDWARR
Recvd: 08/09/04 08:33 2pgs
Fees:13.00 Taxes:462.13
20040809-0095432

WARRANTY DEED

B-AFG-04-1201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecilia Kanbi	American Mortgage Network	
1201 Fieldoak Court (ADDRESS)	11625 Rainwater Dr. Ste. 650 (ADDRESS)	149-3-A-70 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Alpharetta, GA 30004 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NADER S. HAMMOUD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CECILIA KANBI, hereinafter called the Grantee(s), their heirs and assigns, that 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. 40 on the Plan of Section Three, Chelsea Village Addition, of record in Plat Book 9700, Page 45, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nader S. Hammoud by Deed dated January 30, 1997 and filed for record on January 30, 1997 in Book 10333, Page 918, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 8813, Page 192, in the Register's Office for Davidson, Tennessee.

This conveyance is subject to Conveyance of Open Space of record in Book 9991, Page 914, Register's Office for said County.

Easement Agreements of record in Book 8319, Page 761; Sanitary Sewer/Storm Drainage Easements of record in Deed Book 6686, Page 321, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 8083, Page 386, Book 8082, Page 329, Book 10117, Page 532, Book 8842, Page 434, Book 9492, Page 747, Book 9764, Page 334, Book 9858, Page 386 and Book 9988, Page 743, Register's Office of said County.

By-Laws filed of record in Book 9503, Page 493, in the Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unmarried

unimproved ( )
This is improved (X) property, known as 1201 Fieldoak Court, Antioch, Tennessee 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 GRANTEE(S), their heirs and 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 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/our hand(s) this 2nd day of August, 2004.

Nader Hammoud
Nader S. Hammoud

x Aida Hammoud
Aida Hammoud

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nader S. Hammoud, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 2nd day of August, 2004.

Notary Public

My Commission Expires:

(SEAL)

1/22/07



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903