Davidson County DEEDWARR
Recvd: 01/23/06 13:54 2 pgs
Fees:13.00 Taxes:621.60
20060123-0008496

File No. 251201367

WARRANTY DEED

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yousef Khalilollahi	Baycal Financial Mortgage Corp.	181030A17400
(NAME) 209 Cheoah Court	(NAME) 1350 Bayshore Hwy, Suite 770	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Burlingame, California 94010	
(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, I,

Mary K. Dettman, unmarried,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yousef Khalilollahi and Heather Pham,

HEREINAFTER CALLED THE GRANTEE(S), 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. 174, Section 3, First Revision of Lots 167-176 Section Three Indian Creek Estates Cheoah Court Subdivision, as shown by plat of record in Instrument Number 200408020092214, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mary K. Dettman, unmarried by deed dated September 11, 2002 from NVR, Inc. a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument Number 20020913-0111673, Register's Office for said County.

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

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 209 Cheoah Court, 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 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 17th day of January, 2006.

X Mary K. Dettman by [signature] Attorney-in-Fact

Mary K. Dettman by Ronald Paul Dettman, Attorney-in-Fact

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ronald Paul Dettman, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained. and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in ** Registers Office for Davidson, the **Attorney-in-Fact** of Mary K. Dettman (herein called the "**Maker**"), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 1/17/2006.

****Instrument Number 20050824-0100937**

Witness my hand at office this 17th day of January, 2006.

Commission expires:

[signature]
Notary Public

File Number: 251201367

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

"OFFICIAL SEAL"
Matt Williams
Notary Public, State of Illinois
McLean County
My Commission Expires May 16, 2009