File No. 261001702

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/06 11:00 2 pgs
Fees:12.00 Taxes:0.00
20061205-0149872

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khudair K. Al Abouda	Khudair K. Al Abouda c/o Wachovia Mortgage Corp	150090A08100CO
(NAME) 1409 Calais Court	(NAME) 1100 Corporate Center Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Raleigh, NC 27607	
(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, Joyce Ann Hendrixson, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Khudair K. Al Abouda and Diane L. Al Abouda, 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:

Land in Davidson County, Tennessee, being Lot No. 235, on the Plan of Forest View Park, Section VIII, of record in Plat Book 6900, Page 633, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gladys Marie Hargis and Joyce Ann Hendrixson as joint tenants with right of survivorship by Quitclaim Deed from Brenda J. Fisher, Trustee, dated April 5, 1993 of record in Deed Book 8908, page 372, Register's Office for said County. The said Gladys Marie Hargis having since died and devised said property to Joyce Ann Hendrixson by Will of record in Will Book 164, Page 715, Probate Clerk's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Page 633, Register's Office of said County.

Declaration of Covenants and Restrictions of record in Deed Book 7075, Page 790, Register's Office of said County.

Easement as shown of record in Deed Book 9464, Page 64, Register's Office for said County.

Easement as shown of record in Instrument No. 20020911-0110966, Register's Office for said County.

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 1409 Calais 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

Witness my/our hands this 17th day of November, 2006.

Joyce Ann Hendrixson

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joyce Ann Hendrixson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of November, 2006.

My Commission Expires: MARCH 18, 2008

YOLANDA R. CABRAL
Commission # 1477387
Notary Public — California
Orange County
My Comm. Expires Mar 18, 2008

Notary Public

File Number: 261001702

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027