WARRANTY DEED

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2006.

Libby Brager
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammed Al-Sadoon	Bank of America, N.A.	176-1-70
(NAME)	(NAME)	
4821 Peppertree Drive	9000 Southside Blvd. Bldg 700	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Jacksonville, FL 32256	
(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, Vickey M. Batey (f.k.a Vickey M. Hines) and husband Maynard L. Batey HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohammed D. Al-Sadoon, 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. 153 on the Plan of Section 16, Peppertree Forest, of record in Plat Book 8250, Page 195, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vickey M. Hines, by deed of record in Book 9832, Page 468, Register's Office for Davidson County, Tennessee. Vickey M. Hines and Vickey M. Batey being one and the same.

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

Maynard L. Batey joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

unimproved ☐

This is improved ☒ property, known as 4821 Peppertree Drive, 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.

Davidson County DEEDWARR
Recvd: 01/11/07 13:38 2 pgs
Fees:13.00 Taxes:532.43

20070111-0004709

AUG. 25. 2006 4:20PM ADVANTAGE TITLE 615-777-2015 NO. 1895 P. 1

Witness our hands this 25th day of August, 2006.

Vickey M. Batey

Maynard L. Batey

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 Vickey M. Batey and Maynard L. Batey 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of August, 2006.

Commission expires: 5-30-07

Notary Public

KRYSTN T. HEDGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027