Davidson County DEEDJARR
Recvd: 07/10/07 12:28 2 pgs
Fees:13.00 Taxes:1036.00

20070710-0082174

WARRANTY DEED

P-07-4137

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda J. Thomas	Washington Mutual Home Loans	
4137 Highlander Court	(NAME) P.O. Box 78148	163-01-0-033.00
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Phoenix, AZ 85062-8148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the surn of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MOHAMMED IQBAL LAKHANI AND LAYLA LAKHANI, HUSBAND AND WIFE,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LINDA J. THOMAS, UNMARRIED, hereinafter called the Grantees, 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. 34 on the Plan of Hickory Highland Place, Phase I, of record in Plat Book 9700, Page 189, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mohammed Ighal Lakhani and wife, Layla Lakhani by deed from Wellesley Builders, LLC, a Tennessee limited liability company, of record in Book 10998, Page 446, Register's Office for Davidson County, Tennessee, dated June 25, 1998, and recorded June 30, 1998. Re-recorded to correct the grantee's name to Mohammed Iqbal Lakhani, in Book 11120, Page 19, Register's Office for Davidson County, Tenneseee.

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

unimproved ( )
This is improved (X) property, known as 4137 Highlander 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 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 my/our hand(s) this 9th day of July, 2007.

Mohammed Iqbal Lakhani

Layla Lakhani

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 Mohammed Iqbal Lakhani and Layla Lakhani, husband and wife, the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of July, 2007.

Notary Public

My Commission Expires: 4/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

After Recording
Return To:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
2998
18b