# WARRANTY DEED

R-CRYE-07-104

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,900.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Chad Hiner | Countrywide Home Loans, Inc. dba America's Wholesa | |
| 104 Mill Springs Court (ADDRESS) | 750 Old Hickory Blvd., Ste. 180 (NAME) | |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | Brentwood, TN 37207 (ADDRESS) (CITY) (STATE) (ZIP) | 64-15-A-9 CO |

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 KHALED SAKALLA AND MONA SAKALLA, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHAD HINER, UNMARRIED AND JOY L. STRAND, UNMARRIED, 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:

**as Tenants in Common with Right of Survivorship

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 9, PLANTATION WALK, REVISION TO LOTS 8 AND 9, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 697, REVISED IN PLAT BOOK 6050, PAGE 574, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KHALED SAKALLA AND WIFE, MONA SAKALLA BY WARRANTY DEED FROM KATHERINE A. SMITH-PIERONI, ALSO KNOWN AS KATHERINE ANNE SMITH AND HUSBAND, JOHN PIERONI, RECORDED ON THE 27TH DAY OF MARCH, 2001 IN INSTRUMENT NO. 20010327-0028968, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 7900, PAGE 697, REVISED IN PLAT BOOK 6050, PAGE 574 WITH SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 9432, PAGE 449; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 9231, PAGE 719, SUPPLEMENTED IN BOOK 9547, PAGE 904; CHARTER OF PLANTATION WALK HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 9315, PAGE 723; FORCE MAIL EASEMENT OF RECORD IN INSTRUMENT NO. 20030327-0040069, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 104 Mill Springs Court, Old Hickory, Tennessee 37138
(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.

Davidson County DEEDWARR
Recvd: 08/01/07 14:28 3 pgs
Fees:18.00 Taxes:658.23
20070801-0091496

Witness my/our hand(s) this 26th day of July, 2007.

Khaled Sakalla
Khaled Sakalla

Mona Sakalla by Khaled Sakalla, Attorney in fact.
Mona Sakalla by Khaled Sakalla, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Khaled Sakalla, 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 purposes therein contained.

Witness my hand and official seal, this the 26th day of July, 2007.

_____
Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 26 day of July 2007, before me personally appeared Khaled Sakalla to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mona Sakalla, and acknowledged that he/she/they executed the same as his/her/their free act and deed by virtue of that Power of Attorney recorded _____ in Instrument No. 20070801-0091495 in the Register's Office of _____ County, Tennessee.

Witness my hand and official seal this 26 day of July, 2007.

NOTARY
ADAM LaFEVOR
Comm Exp 11/22/2008
DAVIDSON COUNTY

My Commission Expires:

_____
NOTARY PUBLIC

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009