WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/07 11:20 2 pgs
Fees:13.00 Taxes:1365.30
20070905-0106523

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Georgette R Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2007.

Ann M. Ledet
Notary Public

MY COMMISSION EXPIRES: 7/01/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abraham Harris Stone	WACHOVIA MORTGAGE CORPORATION	172140A13500CO
(NAME)	(NAME)	
1729 Hickory Bark Lane	1100 Corporate Center Drvive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Raleigh, NC 27607	
(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, Abeer Bawadecjy, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abraham Harris Stone, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Wexford Downs, Section Three, as of record in Instrument No. 20000810-0079246, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Abeer Bawadecjy, married, by Warranty Deed dated June 1, 2004 from Cendant Mobility Financial Corporation, A Delaware Corporation of record in Instrument No. 20040617-0072120, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1729 Hickory Bark Lane, Nashville, TN 37211
(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 hand this 24th day of August, 2007.

Abeer bawadecjy

Abeer Bawadecjy By: Abdoul Kattih as Attorney-In-Fact by Abdoul Kattih, Attorney in Fact

Osama Kattih

Osama Kattih By: Abdoul Kattih as Attorney-In-Fact by Abdoul Kattih Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this August 24, 2007 before me personally appeared Abdoul Kattih, the person who executed the foregoing instrument on behalf of Abeer Bawadecjy and Osama Kattih, and acknowledged that he executed the same as the free act and deed of the said Abeer Bawadecjy and Osama Kattih, through Power of Attorney granted Abdoul Kattih by the said Abeer Bawadecjy and Osama Kattih.

Witness my hand and official seal at Nashville, Tennessee this 24th day of August, 2007.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC