File No. 270800927

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/07 10:51 2 pgs
Fees:13.00 Taxes:477.30
20071018-0123588

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 6.6.08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC TINA TARACZKOZY COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashrif Labib	~~Wachovia~~ Bank of America	Map 150-09-0 Parcel 196.00
(NAME) 3133 Kinwood Drive	(NAME) P.O. Box 17404	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Baltimore, MD 21297-1404	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Michael D. Stratton, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashrif Labib and wife, Mary Ghabour, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TNNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot Number 124, Phase II, on the Plan of Forest View Park, Section V of record in Plat Book 6250, Page 458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Michael D Stratton by Cash Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development dated January 6, 2004, and filed of record in Instrument 20040109-0004046 in the Register's Office for Davidson County, Tennessee.

This property is subject to: 2008 real property taxes and every year thereafter; Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 6569 and Page 294, said Register's Office; Subject to any and all matters as set forth per Plat Book 6250 and Page 458; all in the Register's Office of Davidson County, Tennessee.

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.

Kathy Ferguson, formerly Kathy Stratton, ex-spouse of Michael D. Stratton, hereby joins in this conveyance for the purpose of conveying to the Grantees any and all interest that she may have in said property, including but not limited to the marital interest.

unimproved ☐

This is improved ☒ property, known as 3133 Kinwood 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 I do covenant with the said GRANTEES that I Am 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 I do further covenant and bind myself, my 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 our hands this 26th day of September, 2007.

Michael D. Stratton

Kathy Ferguson f/k/a Kathy Stratton

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael D. Stratton and Kathy Ferguson, 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 purposes therein contained.

Witness my hand at office this 26th day of September, 2007.

Commission expires: ~~June 22, 2009~~ 9.17.2011

~~Linda V Jones~~ Notary Public

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (Seal)

File Number: 270800927

[redacted]

Southern Title Services
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