WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp. 07/25/09 State of TENNESSEE Davidson County

BOX 13
13902

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fatima Hama Ibrahim	Countrywide Bank FSB	Map 172-12-B
(NAME)	(NAME)	
713 Winter Court	801 Crescent Center Drive	#501 Parc52 le1
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin TN 37067	
(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, **MICHAEL KEITH HUBLER AND WIFE, SHEILA HUBLER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FATIMA H. IBRAHIM,** married of 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. 513 on the Plan of Bradford Hills, Section Ten, of record in Plat Book 7900, page 6, as amended in Plat Book 7900, page 495, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael K. Hubler and wife, Lisa J. Hubler, by deed from Claridge, Inc. of record in Book 9243, page 366, said Register's Office. Lisa Jeanette Hubler conveyed her interest in said property to Michael Keith Hubler by Quitclaim Deed of record in Instrument #20061206-0150413, said Register's Office. Sheila Hubler joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 6 and Book 7900, page 495, said Register's Office; (c) restrictive covenants of record in Book 8069, page 170, Book 8885, page 517 and Book 8267, page 616, said Register's Office; (d) Bylaws of record in Book 8071, page 531, said Register's Office; and (e) easements of record in Book 8377, page 769 and Book 8377, page 808, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 713 Winter Court, Nashville, Tennessee 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.

Davidson County DEEDWARR
Recvd: 12/03/07 13:45 2 pgs
Fees:13.00 Taxes:780.70
20071203-0139842

Witness our hands this 26 day of November, 2007.

Michael Keith Hubler by LeeAnn Johnson

Michael Keith Hubler By LeeAnn Johnson, Attorney in Fact

Sheila Hubler by LeeAnn Johnson

Sheila Hubler By LeeAnn Johnson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26 day of November, 2007, before me personally appeared LeeAnn Johnson, 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 Michael Keith Hubler and Sheila Hubler, and who acknowledged that she executed the same as the free act and deed of Michael Keith Hubler and Sheila Hubler.

Witness my hand and official seal at Nashville, Tennessee this 26 day of November, 2007.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public