File No. 280201541

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/08 08:43 3 pgs
Fees:18.00 Taxes:610.50
20080331-0031533

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/28/09

(AFFIX SEAL)

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bassem Ibrahim	Countrywide Home Loans	150-16-0A-007.00
(NAME) 2725 Windcrest Trail	(NAME) 3011 Armory Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donna M. Dorris, Married, and Husband Chris Dorris

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bassem Ibrahim and Howaida Hana, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Wilson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 18, Final Plat Section One, Windhaven Shores, as shown by plat of record in Instrument Number 200302190021779, of the Register's Office of Wilson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donna M. Dorris, Married by Deed dated January 13, 2004 from Classic Homes, BOS, LP of record in Instrument Number 20040116-0007095, Register's Office for said County.

Chris Dorris joins in this conveyance to convey any and all rights he may have in this property.

Restrictive Covenants of record in Instrument Number 200302190021585, Register's Office of said County.

By-Laws as shown of record in Instrument Number 200302190021586, Register's Office for said County.

Charter for Homeowner's Association of record in Instrument Number 200302280026797, Register's Office for said County.

Quit Claim to Homeowner's Association for Common Area of record in Instrument Number 200607240088808, and 200612040148906, Register's Office for said County.

Stormwater Detention Agreement of record in Instrument Number 200206030066392, Register's Office for said County.

Water Line Easement as shown of record in Deed Book 8175, Page 780, and Book 8149, Page 898, Register's Office for said County.

Transmission Line Easement as shown of record in Deed Book 4432, Page 831, and Book 2336, Page 594, Register's Office for said County.

Right-of-Way Easement as shown of record in Deed Book 4537, Page 451, and Book 4437, Page 585, and Book 2590, Page 263, Register's Office for said County.

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

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.

unimproved ☐

This is improved ☒ property, known as 2725 Windcrest Trail, 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 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.

Witness my/our hands this 20th day of March, 2008.

Donna M. Dorris

Chris Dorris

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Donna M. Dorris and Chris Dorris the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of March, 2008.

Commission expires: 11/22/09

Notary Public

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File Number: 280201541

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, ____Mandy Alsup_____, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy L. Locke__, a notary public for this county and state ____Mandy Alsup____, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) Wendy L. Locke State of Tennessee Notary Public Wilson Co.

Notary Public

My Commission Expires: ___June 27, 2011_____

280201541