return to · Creative Title and Escrow, LLC
· 1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 04/28/08 10:45 2 pgs
Fees:13.00 Taxes:564.25
20080428-0042868

This Instrument Prepared By:
Elite Title Company, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM080081.PFT

Send Tax Bills To:
Flagstar Bank
5151 Corporate Dr
Troy MI 48098

New Owner is:
James Patrick Terrell
1608 Maple Timber Court
Antioch, TN 37013

MAP: 150-11

PARCEL: 351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Khena P. Kara**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said James Patrick Terrell, unmarried, and Diana L. Sackett, unmarried, as Joint Tenants with the right of survivorship, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1608 Maple Timber Court, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 115 on the Plan of Lake Town Park Section 8 of record in Plat Book 7900, Page 467, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Khena P. Kara by Quitclaim Deed from Tia N. Black dated 08/21/00, recorded 11/28/01, in Instrument Number 20011128-0129723, Register's Office for Davidson County, Tennessee. Sheila Kara, wife of Khena P. Kara, hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in the subject property.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of April, 2008.

GRANTOR(S):

KHENA P. KARA

SHEILA KARA

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Khena P. Kara and Sheila Kara**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25th day of April, 2008.

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 3.21.2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is **$152,500.00**.

AFFIANT

SWORN TO and subscribed before me this 25th day of April, 2008.

RACHAEL STRENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires November 22, 2010

NOTARY PUBLIC
My commission expires: 11/22/2010