Davidson County DEEDWARR
Recvd: 06/02/08 09:37 2 pgs
Fees:13.00 Taxes:668.78

20080602-0055568

Judy Lehman Notary Public State of Tennessee Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST Day of May, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-12-11

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN LAND TITLE, INC. 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jabran Baig	Fifth Third Mortgage Company	85-15-5.00
(NAME)	(NAME)	
5100 Countryside Drive	5050 Kingsley Dr, 1MOB3A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45263	
(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,

SAUNDRA S. HYCHE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JABRAN BAIG,

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:

BEING Lot No. 13, on the Plan of Stanford Country Club Estates, Section One, of record in Plat Book 2900, Page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Dart E. Gore and Nanette Brittain, as joint tenants with right of survivorship by deed from Charles D. Swallows and wife, Eleanor H. Swallows of record in Book 8080 and Page 211 on 03/31/1990 and filed for record on 04/04/1990, Register's Office for said County.
Being the same property conveyed to Dart E. Gore, single person by deed from Nanette (Brittain) Gore, single person of record in Book 9948 and Page 99 on 01/30/1996 and filed for record on 02/14/1996, Register's Office for said County.
Being the same property conveyed to Saundra Sue Hyche, married by deed from Dart E. Gore and wife. Cynthia Lynn Gore of record in Instrument 200709110109063 on 09/10/2007 and filed for record on 09/11/2007, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 5100 Countryside 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 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/our hand(s) this 21st Day of 2008.

Saundra S. Hyche

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Saundra S. Hyche, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 21ST Day of May, 2008.

Commission expires: 3-12-11

Notary Public

Judy A. Lehman
State of Tennessee Notary Public
Williamson County