File No. 281000095

WARRANTY DEED

TAMMY MCCAULEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seham S. Hanna	SunTrust Mortgage, Inc.	Map and Parcel 164-13-0-128.00
(NAME) 5625 Murphywood Crossing	(NAME) P.O. Box 57028	Davidson County DEEDWARR Recvd: 10/29/08 10:29 2 pgs Fees:13.00 Taxes:499.50
(ADDRESS) Antioch, TN 37013	(ADDRESS) Irvine, CA 92619-7028	20081029-0107815
(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, I, **Robert Scott Hasterlik**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Seham S. Hanna, a single person**, hereinafter called the grantee(s), Her 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. 71, Final Plat, ASHEFORD CROSSING, Section Three, of record in Plat Book 9700, Page 545 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Scott Hasterlik by Quitclaim Deed from Donna E. Hasterlik of record in Instrument No. 20070419-0046763 on 04/18/2007 and filed for record on 04/19/2007, Register's Office for DAVIDSON County, Tennessee.

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

This conveyance is subject to Restrictive Covenants and Easements of record in Deed Book 1224, page 257, Deed Book 10574, Page 870, Deed Book 9336, Page 238, Deed Book 9651, Page 900, Deed Book 9651, Page 925, Deed Book 9980, page 482, Deed Book 10301, Page 180, Deed Book 10640, Page 941, Deed Book 10717, Page 97 and Deed Book 9651, Page 895, Register's Office for said County.

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 5625 Murphywood Crossing, 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), Her 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), Her 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 27th day of October, 2008.

Robert Scott Hasterlik

STATE OF NEVADA
COUNTY OF Washoe

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert Scott Hasterlik 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 27th day of October, 2008.

Commission expires: 3.19.11

Notary Public

LOUISE ANN BARNES
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 03-80944-2 - Expires March 19, 2011

File Number: 281000095
RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167