WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090023251 DEEDWARR
Recvd: 04/07/09 14:44 2 pgs
Fees:13.00 Taxes:629.00

20090407-0031912

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/18/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yousif Khalifa	Sun Trust Mortgage, Inc.	Map 173-04, Group A, Parcel 189.00
(NAME) 4805 Aaron Drive	(NAME) 401 Commerce Street, Suite 6100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Ermin Rodriguez, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yousif Khalifa,** Married, 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. 189, on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument No. 19991213-0302267, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete accurate description of said lot.

Being the same property conveyed to Ermin Rodriguez, an unmarried man by Warranty Deed from Sung K. Cho and wife, Hyun W. Cho, recorded June 29, 2006 in Instrument No. 20060629-0077714, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 4805 Aaron Drive, Antioch, TN 37013

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, has 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 our hands this 31st day of March, 2009.

Ermin Rodriguez

STATE OF VA
COUNTY OF FAIRFAX

Personally appeared before me, the undersigned authority, **Ermin Rodriguez**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2009.

Bertram Halbert
Notary Public

My commission expires: 3-31-2012

BERTRAM HALBERT
NOTARY PUBLIC
REG. # 240302
MY COMMISSION EXPIRES
03/31/2012
COMMONWEALTH OF VIRGINIA