File 23237-8

BOX 14 A

BILL GARRETT, Davidson County
Trans:T20110035496 DEEDWARR
Recvd: 06/14/11 12:57 2 pgs
Fees:13.00 Taxes:370.00
20110614-0045507

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 8 day of June, 2011 by and between **Deadra Davis**, hereinafter referred to as GRANTOR, and **Abdulrahman S. Mohammed, a married man** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Oakwood Subdivision, Phase 1, of record in Plat Book 6900, page 935, Register's Office for said County, to which reference is made for a more complete description.

This conveyance is subject to the following:

All matters appearing on the plan of Oakwood Subdivision, Phase 1, of record in Plat Book 6900, page 935, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5612, page 255; Book 7981, page 478; Book 8038, page 838; Book 8313, page 17; Book 9237, page 1; Book 9781, page 987 and Book 10650, page 785, Register's Office for Davidson County, Tennessee.

Homeowner's Association Charter of record in Book 7954, page 508 as corrected in Book 8013, page 624, Register's Office for Davidson County, Tennessee.

Articles of Incorporation of Oakwood Homeowners Association of record in Book 7981, page 474, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deadra Davis by Warranty Deed from Mary Muse, an unmarried woman, dated May 20, 2005, recorded June 1, 2005, of record in Instrument 200506010061258, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 720 Oak Creek Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Deadra Davis by Randa Dawson her attorney in fact
Deadra Davis by Randa Dawson her attorney in fact

ORT Form 3956 (Rev. 1/22/07)

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 8 day of June, 2011 before me personally appeared Randa Dawson, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deadra Davis, and acknowledged that he/she executed the same as the free act and deed of said Deadra Davis.

Witness my hand, at office, this 8 day of June, 2011.

Notary Public

My Commission Expires: My Commission Expires
October 28, 2012

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Abdulrahman S. Mohammed
720 Oak Creek Drive
Antioch, TN 37013

Send Tax Statements to:

Fifth Third Mortgage Co.
5050 Kingsley Drive
Cincinnati, OH 45227

Map & Parcel 149.02-0-058.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $100,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 8 day of June, 2011.

Notary Public

My Commission Expires: Nov 28, 2011

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

11-1-081