#6752

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130024713 DEEDWARR
Recvd: 03/27/13 10:37 2 pgs
Fees:13.00 Taxes:465.83
20130327-0030273

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of **March**, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley N. Ragin	Mortgage Investors Group	150160B020.00CO
(NAME) 5808 Tru Long Ct	(NAME) 8320 E. Walker Spring Lane, Suite 200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Knoxville, TN 37923	
(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, **Sawsan Ghanem**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashley N. Ragin, an unmarried person, Ashley N. Raglin, an unmarried woman**, 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 all of Lot No. 20, on the Final Plat, Tru-Long Acres, as shown by plat appearing of record in Instrument No. 20040702-0079028, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sawson Ghanem by deed from HJSBC Bank USA, N.A. as Trustee for the Registered Holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE2 dated November 5, 2012 of record in Instrument No. 201211090103860, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to HJSBC Bank USA, N.A. as Trustee for the Registered Holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE2 by deed from Weissman Nowack Curry and Wilco, PC as Successor Trustee dated May 21, 2012 of record in Instrument No. 20120523-0044623, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Weissman Nowack Curry and Wilco, PC as Successor Trustee by deed from Letricia Ashley, a single woman dated September 20, 2011 of record in Instrument No. 20111014-0080117, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Letricia Ashley, a single woman by deed from Thoroughbred Construction, LLC, a Tennessee limited liability company dated November 28, 2005 of record in Instrument No. 20051130-0144013, Register's Office of 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 5808 Tru Long Ct, Antioch, TN 37013

* This instrument is executed on behalf of Sawsan Ghanem by Mustpha Haydous as her attorney in fact pursuant to recorded Power of Attnorney in Instrument No. 20121109-013859, Davidson County Register of Deeds , Tennessee.

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 21st day of **March**, 2013.

Sawsan Ghanem by Mustapha Haydous her attorney in fact

Sawsan Ghanem, by Attorney-in-fact
Mustpha Haydous

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, **Sawsan Ghanem**, 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 **21st** day of March, 2013.

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY