BILL GARRETT, Davidson County
Trans:T20130049205 DEEDWARR
Recvd: 06/12/13 10:34 2 pgs
Fees:13.00 Taxes:196.10
20130612-0059720

**RETURN TO**
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01288-15235

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $53,000.00

Affiant

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn to before me, this 10th day of June, 2013.

Notary Public
My commission expires: 5-3-2016

04-1305-54727

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| John K. Ibrahim<br>3368 Oak Trees Ct.<br>Antioch TN 37013 | Mortgage Investors Group<br>8320 E Walker Springs Ln.<br>Knoxville, TN 37923 | 150-07-0-373.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DeLois Bond-Smith, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John K. Ibrahim, an unmarried man, hereinafter called the Grantees, their successors 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. 41-B, on the Plan of Zone Lot Division Lot No. 41, Lakeshore Woods, Section 3, of record in Book 5200, Page 621, as amended in Book 5200, Page 768, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hattie J. Bond by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee on behalf of HSI Asset Securitization Corporation Trust 2007-NC1, dated June 11, 2009, recorded June 30, 2009, of record in Instrument No. 20090630-0060681, Register's Office for Davidson County, Tennessee. The said Hattie J. Bond having since died. By Will of Hattie J. Bond, Docket No. 12P-1095, Office of the Davidson County Probate Court Clerk, subject property was devised to DeLois Bond-Smith.

The subject property is not the principal residence of Grantor nor her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3368 Oak Trees Ct., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10th day of June, 2013.

DeLois Bond-Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, DeLois Bond-Smith, devisee und and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 10th day of June, 2013.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD