RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-18176

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 8-27-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Osama S. Yonan	NEW ~~OWEN~~ OWNER	135140C01800CO
(NAME)	(NAME)	
609 Ransom Village Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130105769 DEEDWARR
Recvd: 12/19/13 12:17 2 pgs
Fees:13.00 Taxes:475.45
20131219-0128272

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, **James Laflin , a single person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Osama S. Yonan and Rehab B. Wardakhan, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 18, on the plan of Ransom Village, R15 Residential P.U.D., as shown on the plat appearing of record in Book 7900, Pages 833 and 834, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Laflin, a single person by Special/Limited Warranty Deed dated 11/23/2010 from Federal Home Loan Mortgage Corporation of record in Instrument 201101030000565, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Book 7900, Page 833 and in Book 7900, Page 834, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9525, Page 187 and in Book 9647, Page 72, said Register's Office.
Stormwater Detention Agreement of record in Book 6594, Page 983, said Register's Office.
Easement of record in Book 6803, Page 287, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7640, Page 522, said Register's Office.
Easement for Retention Basin of record in Book 9195, Page 125, said Register's Office.
Easement of record in Book 9653, Page 153, said Register's Office.
Declaration of Easement of record in Book 9653, Page 153, said Register's Office.
Rights of tenants under any unrecorded leases.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 609 Ransom Village Way, 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), their heirs and/or 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), their heirs and/or 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 17th day of December, 2013.

James Laflin by Ken Cline attorney in fact
James Laflin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ken Cline, with whom I am personally acquainted and who proved himself to be the attorney in fact of James Laflin and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2013.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
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Brentwood, TN 37027