WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/05 16:09 2 pgs
Fees:13.00 Taxes:532.80
20051229-0156455

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aadil Shaikh	First Magnus Financial Corporation	175-04-0-A-036.00-CO
(NAME) 412 Yosemite Court	(NAME) 603 North Wilmont Road	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Tucson, AZ 85711	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Matthew R. Klitzke, and wife, Erika E. Klitzke, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aadil Shaikh, unmarried, and Pervez Shaikh, 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:

Being Lot No. **13B**, Park Place Phase I, as shown on the Master Deed of Park Place, Phase I of record in Instrument No. 20010214-0014161, as amended by Instrument No. 20011019-0114191, as re-recorded in Instrument No. 20011212-0136927, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew R. Klitzke and wife, Erika E. Klitzke from Landmark Homes of Tennessee, Inc. by warranty deed of record in Instrument No. 20051229-0156454, Register's Office for Davidson County, Tennessee.

This transaction is subject to (1) Subject to all matters of record in Plat Instrument 20010129-0008516, Register's Office for Davidson County, Tennessee. (2) Easements of record in Book 11491, page 719; Book 11539, page 799; Book 11672, page 447; Book 5897, page 191; Book 435, page 507; Book 10918, page 497, and Instrument No. 200001190006033, Register's Office for Davidson County, Tennessee. (3) Master Deed and By-Laws of record in Instrument No. 20010214-0014161; Instrument No. 20010702-0069590; Instrument No. 20011212-0136927; Instrument No. 20011019-0114191; Instrument No. 20030710-0095634; Instrument No. 30020915-0134956, Register's Office for Davidson County, Tennessee. (4) Any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 412 Yosemite Court, 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 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, 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 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 27th day of December, 2005.

Matthew R. Klitzke

Erika E. Klitzke

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Matthew R. Klitzke and wife, Erika E. Klitzke, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 27th day of December, 2005.

Commission expires: 1/21/2007

Notary Public