This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2596**

Davidson County DEEDWARR
Recvd: 10/04/06 10:08 3 pgs
Fees:18.00 Taxes:691.90
20061004-0122859

WARRANTY DEED

THIS INDENTURE, made and entered into this **October 2, 2006** ,by and between **Kairya A. Mohammed and Irdis Mohammed, wife and husband**, parties of the first part, and **Michael R. Snow and Tracey M. Snow**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE PLAN OF HIDDEN CREEK, PHASE 1, SECTION 1, PHASE 2 AND PHASE 3, SECTION 1 OF RECORD IN INSTRUMENT NO. 20030213-0020016, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO BEAZER HOMES CORP. DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION BY WARRANTY DEED FROM TONY W. WEATHERFORD AND WIFE, TINA R. WEATHERFORD OF RECORD IN INSTRUMENT NO. 20020510-0058108, AND BY DEED FROM DAVID E. STEPHEN AND WIFE, SHERRY J. STEPHENS IN INSTRUMENT NO. 20020510-0058109, AND BY DEED FROM COVENANT COMMUNITY, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20020510-0058110, AND BY DEED FROM WILLIAM R. HUFFMAN AKA BILLY RAY HUFFMAN, ET AL OF RECORD IN INSTRUMENT NO. 20020510-0058112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO KAIRYA A. MOHAMMED AND IRDIS MOHAMMED, WIFE AND HUSBAND BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, RECORDED ON THE 21ST DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040921-0113344, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **173-16-0A-061.00, 173-16A-61.00 CO CO**

☒ Improved OR

☐ Unimproved property located at: **3129 Hidden Creek Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kairya A. Mohammed

Kairya A. Mohammed

Irdis Mohammed

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kairya A. Mohammed and Irdis Mohammed, wife and husband** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 2nd day of October, 2006.

Notary Public

My Commission Expires: 3-10-07

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Owner's Name: **Michael R. Snow and Tracey M. Snow**

and Address: **3129 Hidden Creek Drive, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Suntrust Mortgage, Inc.
201 Fourth Avenue N. 7th Floor
Nashville, TN 37219

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$187,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **10/02/2006.**

Notary Public

My Commission Expires: 3-10-07