WARRANTY DEED



BOX 13
12422

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/25/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kamil Maksut	American Mortgage Network Inc. a Delaware Corporation	Map 161-08
(NAME) 375 Ocala Drive	(NAME) 11675 Rainwater Dr. Bldg. 500 Suite 650	Parcel 80
(ADDRESS) Nashville, TN 37211	(ADDRESS) Alpharetta, GA 30004	
(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, I, **NOVIA O. PENNINGTON, A WIDOW**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAMIL MAKSUT AND WIFE, FATMA MAKSUT**, 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 Lot No. 121 on the Plan of Southwood of record in Book 2663, pages 125 and 126, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kenneth K. Pennington and wife, Novia O. Pennington by deed from Allen G. Ezell and wife, Margaret H. Ezell, of record in Book 9893, page 869, Register's Office for Davidson County, Tennessee. The said Kenneth K. Pennington has since died vesting title solely in Novia O. Pennington.

This conveyance is subject to (a) 2006 real property taxes; (b) all matters appearing on the plan of record in Book 2663, pages 125 and 126, said Register's Office; (c) easement of record in Book 6407, page 221, said Register's Office; and (d) restrictive covenants of record in Book 2904, page 51, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 375 Ocala Drive, Nashville, Tennessee 37211

(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.

Davidson County DEEDWARR
Recvd: 11/27/06 13:07 2 pgs
Fees:13.00 Taxes:481.00
20061127-0145954

Witness my hand this 17th day of November, 2006.

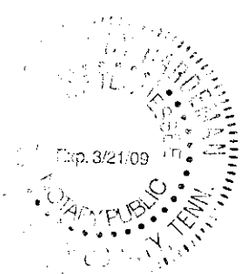
Novia O. Pennington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Novia O. Pennington, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of November, 2006.

Commission expires:



Notary Public