Davidson County DEEDWARR
Recvd: 02/11/08 10:09 3 pgs
Fees:18.00 Taxes:1054.50
20080211-0013608

WARRANTY DEED

THIS INDENTURE, made and entered into this 6th day of February, 2008, by and between **FARAAZ A. YOUSUF, a married person,** party of the first part, and **PRIMACY CLOSING CORPORATION, a corporation organized under the laws of Nevada,** party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has 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 County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee being Unit No. 144, Building No. 18 on the Plan of Eagle Ridge at the Reserve, Section 3, Phase 1B, of record in Exhibit "A" Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et. seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 17, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003690, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Grantor, by virtue of Warranty Deed recorded at Instrument Number 20040604-0066354, in the Register's Office for Davidson County, Tennessee.

Shazia Ali Yousuf, wife of Faraaz A. Yousuf, joins in the execution of this deed for the purpose of conveying any and all rights that she may have in said property by virtue of her marriage to Faraaz A. Yousuf.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 7900, Page 896 and Plat Book 897, Page 898; Terms and provisions of By-Laws of Eagle Ridge at the Reserve Homeowners' Association, Inc. recorded in Instrument No. 20011011-0110875; Charter of Eagle Ridge at the Reserve Homeowner's Association, Inc. recorded at Instrument No. 20010112-0003836 and 20010112-0003839; Conditions, covenants, reservations, requirements, restrictions, option, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Section 3, Phase 1B, Plan of Eagle Ridge at the Reserve Condominium of record in Instrument No. 20011011-0110875, as amended in Instrument No. 20030108-0003690; Easement in Book 7861, Page 559 and Book 8083, Page 534; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

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

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

FARAAZ A. YOUSUF

Shazia Yousuf
SHAZIA ALI YOUSUF

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, FARAAZ A. YOUSUF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 14th day of September, 2007.

Denise R. Thomas
Notary Public

My commission expires:
November 24, 2007

DENISE R. THOMAS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, SHAZIA ALI YOUSUF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 14th day of September, 2007.

Denise R. Thomas
Notary Public

My commission expires:
November 24, 2007

DENISE R. THOMAS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

STATE OF TN

COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 285,000.00, which amount is equal to 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 the 6th day of Feb, 2008.

Notary Public

My commission expires:

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

320 OLD HICKORY BLVD # 1800
NASHVILLE, TN 37211

MAIL TAX NOTICES TO:

NEW OWNER

NAME AND ADDRESS OF PROPERTY OWNERS:

PRIMACY CLOSING CORP
6077 PRIMACY PKWY
MEMPHIS, TN 38119

TAX PARCEL NO.: 128120A14400 CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

LEHMAN