File No. 290200687

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-28-09
(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/11/09 15:54 3 pgs
Fees:18.00 Taxes:912.05
20090311-0022188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nagi M. Nagi	Franklin American Mortgage Company	Map 181-10-0B-006.00
(NAME)	(NAME)	
7303 Autumn Crossing Way	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Kenneth B. Cornejo,unmarried** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Nagi M. Nagi, Married**, hereinafter called the grantee(s), HIS 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. 6 on the Final Subdivision Plat of Centex at Concord, Phase I, as shown on plat of record in Instrument 20051011-0122364, also known as The Hills at Concord Place by Instrument 200603170030953, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kenneth B. Cornejo by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument 20060523-0060638, dated May 15, 2006 and filed for record on May 23, 2006, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Instrument 200510110122364, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument 200509140110829, Instrument 200510270130022, Instrument 200603170030953, and Instrument 200612280160254, Register's Office for Davidson County, Tennessee.

Subject to a Transmission Easement of record in Book 4424, Page 967, Register's Office for Davidson County, Tennessee.

Subject to a Reciprocal Easement of record in Instrument 200504150042176, Register's Office for Davidson County, Tennessee.

Subject to a Stormwater Detention Agreement Easement of record in Instrument 200505050050660, Register's Office for Davidson County, Tennessee

Subject to a Utility Easement of record in Instrument 200512190151953, Register's Office for Davidson County, Tennessee.

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 7303 Autumn Crossing Way, Brentwood, TN 37027
(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), HIS heirs and 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), HIS 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 my/our hands this 9th day of March, 2009.

Kenneth B. Cornejo

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kenneth B. Cornejo the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

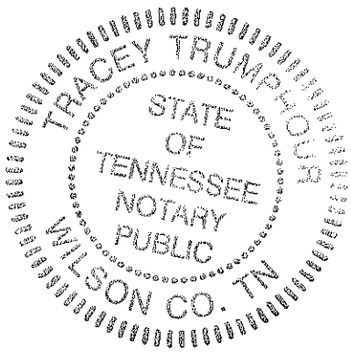
Witness my hand at office this 9th day of March, 2009.

Commission expires: 11-28-09

Notary Public

File Number: 290200687

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122



CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) Wendy L. Locke State of Tennessee Notary Public Wilson Co.

Notary Public

My Commission Expires: 6-27-2011

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