WARRANTY DEED

File #09051514

Vanessa E Allen NOTARY PUBLIC STATE OF TENNESSEE Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

EBTSAM LOTFY
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2009.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 7/18/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ebtsam Lotfy, married	Guaranty Trust Company	150-07-0-272.00
(NAME)	(NAME)	
3335 Oak Trees Ct.	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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/WE, **Ahad S. Nasab,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ebtsam Lotfy, 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:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 24-A, on the plan of Zone Lot Division, Lot 24, Lakeshore Woods, Section 2, as the same appears of record in Plat Book 6250, Page 485, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Wells Fargo Bank, NA as Trustee for the Benefit of the Certificateholders of Asset backed Pass Through Certificates Series 2004-WCW1 by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated 05/15/08, of record in Instrument No. 20080530-0055353, and being further conveyed to Ahad S. Nasab by deed from Wells Fargo Bank, NA as Trustee for the Benefit of the Certificateholders of Asset-Backed Pass Through Certificates Series 2004-WCW1, dated 12/16/08, of record in Instrument No. 20090106-0001044, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 6250, Page 485, said Register's Office.; Restrictive Covenants as of record in Book 6063, Page 351, Book 6112, Page 546, Book 6176, Page 362, Book 6176, Page 366, Book 6176, Page 370, Book 6230, Page 385, Book 6234, Page 140, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3335 Oak Trees Ct., 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.

BILL GARRETT, Davidson County
Trans:T20090036613 DEEDWARR
Recvd: 06/03/09 09:07 2 pgs
Fees:13.00 Taxes:259.00
20090603-0050952

Witness our hands this 22nd day of May, 2009.

Ahad S. Nasab

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Ahad S. Nasab with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 22nd day of May, 2009.

Commission expires:

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130