WARRANTY DEED

G-RK-09-1240

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2470

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hivy A. Berwari	Quicken Loans Inc.	
1240 Blairfield Drive (ADDRESS)	20555 Victor Parkway (NAME) (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Livonia, MI 48152 (CITY) (STATE) (ZIP)	174-11-A-91.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEROME PAYNE AND WIFE, KORRIE PAYNE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HIVY A. BERWARI, A SINGLE WOMAN AND RIBAR A. BERWARI AND ZAHRA BERWARI, HUSBAND AND WIFE AND HUSSEIN J. BENAVY AND JAMILA BENAVY, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 187, CANE RIDGE FARMS, PHASE ONE, SECTION THREE, FIRST REVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020712-0084136, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JEROME PAYNE AND WIFE, KORRIE PAYNE BY WARRANTY DEED FROM THE JONES COMPANY OF TENNESSEE, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, RECORDED ON THE 5TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030605-0077727, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.
ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20020712-0084136.
TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20000905-0087103; 20001204-0119093; 20010815-0088370; 20040319-0031603; 20061102-0131848 AND INSTRUMENT NO. 20060112-0004819, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
CHARTER FOR HOA OF RECORD IN INSTRUMENT NO. 20010815-0088360.
EASEMENTS OF RECORD IN BOOK 5078, PAGE476; BOOK 4428, PAGE 565; INSTRUMENT NO. 20020123-0009340 AND 20010815-0088361, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1240 Blairfield Drive, Antioch, Tennessee 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 GRANTEE(S), their 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), 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:T20090039871 DEEDWARR
Recvd: 06/16/09 08:55 2 pgs
Fees:13.00 Taxes:723.35
20090616-0055696

KP

Witness my/our hand(s) this 1st day of June, 2009.

Jerome Payne

Korrie Payne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerome Payne and Korrie Payne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2009.

Notary Public

My Commission Expires: 7-3-12

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903