RECORD & RETURN TO: FILE BOX 36, Davidson County

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090056444 DEEDWARR
Recvd: 08/18/09 14:15 2 pgs
Fees:13.00 Taxes:536.50
20090818-0077724

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,000.00.

Affiant

Subscribed and sworn to me on August 17, 2009.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24082SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Denise R. Miller 4964 Alexis Drive Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	173-04-A-175

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nazar Zaweti and wife, Perishan Hussein and Zulaikha Hussein, and husband, Alias A. Hussein, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Denise R. Miller, a single person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 175 of Phase I, Oak Highlands, on Plat of record in Book 6900, page 432, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description of said property.
>
> Being the same property conveyed to Nazar Zaweti, married, and Zulaikha Hussein, married, by Warranty Deed from Randall W. Spencer of record as Instrument No. 20050622-0071471 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to matters shown on Plat of record in Book 6900, page 432, in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 7350, page 24, as re-recorded in Book 7367, page 587; Book 8765, page 77, and Instrument No. 20000428-0042354, Instrument No. 20020725-0089130, and Instrument No. 20020725-0089131 in said Register's Office.
4. Easements of record as Instrument No. 20001002-0097139 in said Register's Office.

5. Homeowners' Association Charter of record in Book 7737, page 529, and Book 8765, page 100, in said Register's Office.
6. Conveyance of Common Area as set forth in Book 7473, page 697, in said Register's Office.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4964 Alexis Drive, Antioch, TN 37013.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on August 17, 2009.

Nazar Zaweti

Zulaikha Hussein

Perishan Hussein

Alias A. Hussein

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 17, 2009, before me personally appeared Nazar Zaweti and Zulaikha Hussein and Perishan Hussein and Alias Hussein to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 17, 2009.

NOTARY PUBLIC

My Commission Expires: 3/10/2012

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
March 10, 2012
STATE OF TENNESSEE