Davidson County DEEDWARR
Recvd: 10/30/09 14:45 2 pgs
Fees:13.00 Taxes:506.90
20091030-0100510

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1616 Westgate Circle
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Tim Piansay and Rechella Piansay, Grantors
TO: Lahai A. Mustapha & Lavonne R. Mustapha, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Lahai & Lavonne Mustapha 7061 S. Hampton Road Antioch, TN 37013	United Wholesale Mortgage 555 South Adams Road Birmingham, MI 48009	151-10-OA- 318.00 CO

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $137,000.00.

Jennifer C Cole
Affiant

Subscribed and sworn to before me this the 28 day of October, 2009.

My commission expires: MAR 10 2012

Mary J Rucker
NOTARY PUBLIC

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Tim Piansay, unmarried**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Lahai A. Mustapha and wife, Lavonne R. Mustapha**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 243, on the Plan of Phase 3, Villages of Long Hunter, PUD, as shown by plat appearing of record in Instrument Number 200307070093205, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of lot.

BEING the same property conveyed to Tim Piansay, unmarried, by warranty deed, recorded November 30, 2007 in Instrument No. 20071130-0139250, Register's Office for Davidson County, Tennessee. Rechella Piansay joins in the conveyance of this property as the spouse of Tim Piansay, he having since married.

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, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 7061 S. Hampton Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 28th day of October, 2009.

"GRANTORS"

10/28/09
Tim Piansay

10/28/09
Rechella Piansay

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Tim Piansay and Rechella Piansay, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 28th day of October, 2009.

My commission expires: 5/8/2012

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires 5/8/2012

Certificate of Authenticity

I, Jennifer Chandler Cole, 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.

Jennifer Chandler Cole
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 10 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE