WARRANTY DEED

File #10021874

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2010.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: 6/3/12
(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
Jered Rumsey , an unmarried man	Peoples Home Equity, Inc.	149-15-0-A-066.00-CO
(NAME)	(NAME)	
2400 Edencrest Drive	215 Ward Circle, Suite 101	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, **Syed N. Huda and Shahana Huda,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jered Rumsey , an unmarried man,** 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:

Being Lot No. 106, on the plan of Cambridge Forest, Section Two, as the same appears of record in Plat Book 9700, Pages 672 and 673, 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 Syed N. Huda and Shahana Huda by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated 7/9/03, of record in Instrument No. 20030717-0100001, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 9700, Page 672, said Register's Office.; Restrictive Covenants as of record in Book 10332, Page 1 and Book 10774, Page 723, said Register's Office.; Homeowner's Association Charter of record in Book 10343, 769, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2400 Edencrest Drive, 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:T20100053917 DEEDWARR
Recvd: 08/30/10 13:21 2 pgs
Fees:13.00 Taxes:754.43
20100830-0068585

Witness our hands this 10th day of August, 2010.

Syed N. Huda

Syed N. Huda

Shahana Huda

Shahana Huda

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Syed N. Huda and Shahana Huda 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 10th day of August, 2010.

Commission expires: 6/3/12

Carol M Holmes

Notary Public

RETURN RECORDED DOCUMENTS TO:

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