WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of July, 2011

Notary Public

MY COMMISSION EXPIRES: 3/28/15
(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

RETURN TO:
Four Star Title, LLC
541 N. Mt. Juliet Rd., #2201A
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Lamb and Alvernus A. Lamb III	First Community Mortgage, Inc.	173080A05000
(NAME) 5609 Deer Valley Trail	(NAME) 275 Robert Rose Dr.	
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS) Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Baqar A. Husaini and Sherra E. Husaini**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erin Lamb and Alvernus A. Lamb, III, wife and husband as joint tenants**, husband and wife 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:

Land in Davidson County, Tennessee, Being Lot No. 45 on the Plat of Section One of Deer Valley, "Cluster Lot Subdivision", a Planned Unit Development of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Baqar A. Husaini and wife, Sherra E. Husaini, by Warranty Deed from Yazdian Construction, Inc., dated September 12, 2003, of record in Instrument Number 20030916-0135965, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5609 Deer Valley Trail, Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20110048730 DEEDWARR
Recvd: 08/09/11 12:46 2 pgs
Fees:13.00 Taxes:1028.60
20110809-0061350

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, has 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.

Witness our hands this **15th** day of **July, 2011**

Baqar A. Husaini

Sherra E. Husaini

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **Baqar A. Husaini and Sherra E. Husaini**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained..

Witness my hand and official seal, this **15th** day of **July, 2011**

Notary Public

My commission expires: 9/8/13

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON