THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 338,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2011

Notary Public

MY COMMISSION EXPIRES: 4/23/2014

(AFFIX SEAL)

ANGELA A. RAMSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY Commission Expires April 23, 2014

BILL GARRETT, Davidson County
Trans: T20110070249 DEEDWARR
Recvd: 11/07/11 14:19 2 pgs
Fees: 13.00 Taxes: 1250.60

20111107-0086987

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anwar J. Nateqi	BANK OF AMERICA	MAP 128-10-A
313 Summerwood Lane	840 CRESCENT CENTER Dr.	PARCEL 40CO
Nashville, TN 37221	FRANKLIN TN 37067	
(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, WE, **Jose J. Diaz, Jr. aka Jose Jesus Diaz, Jr. and wife, Dinah L. Diaz aka Dinah Labrador Diaz**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anwar J. Nateqi and wife, Fayza Nateqi**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23, Section Two, Pine Forest, as shown on Plan of record in Plat Book 11700 page 3 -6, in the Registers office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jose J. Diaz, Jr. and Dinah L. Diaz, husband and wife, by deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee corporation, of record in Instrument No. 20000823-0083273, in the Registers office for Davidson County, Tennessee, dated August 21, 2000. Durable and General Power of Attorney being simultaneously recorded herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **313 Summerwood Lane, Nashville, TN 37221.**

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.

Witness _____ hand( ) this the 2 day of November, 2011.

Dinah Labrador Diaz

Dinah Labrador Diaz

Jose Jesus Diaz Jr. by Dinah Labrador Diaz attorney-in-fact

Jose Jesus Diaz, Jr. by Dinah Labrador Diaz, Attorney-in-Fact

~~STATE OF TENNESSEE~~
~~COUNTY OF~~ State of Maryland
County of Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dinah Labrador Diaz** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2 day of November, 2011.

My Commission expires 2.24.15

Notary Public

A. KRISTER DUNN
Notary Public
Baltimore County
Maryland
My Commission Expires Feb 24, 2015

~~STATE OF TENNESSEE~~
~~COUNTY OF~~ State of Maryland
County of Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dinah Labrador Diaz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Jose Jesus Diaz, Jr.**, as his Attorney in Fact, as the free act and deed of the within named **Jose Jesus Diaz, Jr.**.

Witness my hand and official seal this the 2 day of November, 2011.

My Commission expires 2.24.15

Notary Public

A. KRISTER DUNN
Notary Public
Baltimore County
Maryland
My Commission Expires Feb 24, 2015