BILL GARRETT, Davidson County
Trans:T20120005493 DEEDWARRSP
Recvd: 01/24/12 10:04 2 pgs
Fees:13.00 Taxes:510.60
20120124-0006509

This instrument prepared by:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Ste 102
Brentwood, TN 37027

File No.: **6969**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of January, 2012, by and between **American International Relocation Solutions**, parties of the first part, and Ahmad F. Wahidi, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City ofAntioch, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 195 (One Hundred Ninety Five) on the Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase II, Section I, of record in Plat Book 7900, Pages 763 and 764; and corrected in Book 9473, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to parties of the first part, herein shown in: *20120124-0006508
Book _____, Page No. _____: or Instrument No. *_____: in said Register's office.

This conveyance is made subject : (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.

Parcel ID # 151090A195.00
☐ Unimproved OR
☒ Improved property located at: 4404 Benchmark Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

American International Relocation Solutions

By: _____
Name: Karin A. DeJame
Title: Agent

State of Connecticut

County of Fairfield

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Karin A. NeJame with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Agent of **American International Relocation Solutions**, the within named bargainer, a limited liability company, and that **he/she** as such Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company as such Agent of **American International Relocation Solutions**

Witness my hand and Notarial Seal at office this 20th day of January, 2012.

Notary Public Dawn Hoyer

DAWN HOYER NOTARY PUBLIC CONNECTICUT

My Commission Expires: MY COMMISSION EXPIRES APRIL 30, 2015

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Owner's Name: Ahmad F. Wahidi

and Address: 4404 Benchmark Drive

Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

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I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$138,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of January, 2012.

Notary Public

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My Commission Expires: 11/24/13

This instrument prepared by: Rev. January 6, 2012