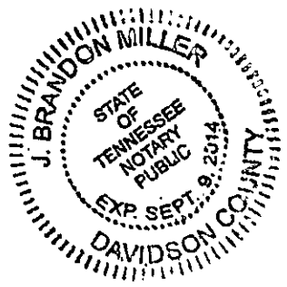
BILL GARRETT, Davidson County
Trans:T20120099149 DEEDWARR
Recvd: 12/27/12 15:04 2 pgs
Fees:13.00 Taxes:607.54

20121227-0119581

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $164,200.00.

Affiant

Subscribed and sworn to before me, this the 26th day of December, 2012.

Notary Public

My commission expires: 9-9-2014

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Maahin Qureshi | SWBC Mortgage Corporation | |
| 2901 Blair Blvd., Unit B-11 | 9311 San Pedro Ave., Suite 100 | 104-10-N-11.00CO |
| Nashville, TN 37212 | San Antonio, TX 78216 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **IVY M. ARNOLD AND HUSBAND, MANUELITO ARNOLD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAAHIN QURESHI, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. B-11 as shown on the Plan entitled Master Deed of Westchester Condominiums, of record as Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ivy Arnold and husband Manuelito Arnold, by Warranty Deed from The Nashville Westchester, LLC, of record in Instrument Number 20070823-0100836 in the Register's Office for Davidson County, Tennessee, dated August 15, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2901 Blair Blvd., Unit B-11, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of December, 2012.

**Ivy M. Arnold**

**Manuelito Arnold**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ivy M. Arnold and Manuelito Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of December, 2012.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY