WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120099361 DEEDWARR
Recvd: 12/28/12 09:36 2 pgs
Fees:13.00 Taxes:544.64

20121228-0119845

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$147,200.00.**

Affiant

Subscribed and sworn to before me this 21 day of DEC 2012

Notary Public
My Commission expires: 9-21-13 (Affix Seal)

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Calvin Sanders	Mortgage Investors Group	150-16-0-A-011.00 CO
2745 Windcrest Trail	8320 E. Walker Springs Lane Suite 200	
Antioch, TN 37013	Knoxville, TN 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amal Saber and Ezzat Nomany, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Calvin Sanders, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) NO. 21, as shown on the map entitled the Final Plat of Windhaven Shores, Section One, of record as Instrument Number 20030219-0021779, 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 Amal Saber and Ezzat Nomany, wife and husband from PMD Properties, LLC, by Warranty Deed on November 3, 2010, of record in Instrument Number 20101104-0088463, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20030219-0021779, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 200302190021585; 200302180021586 and 200302280026797, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 2007032990037448 and 200802190015738, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2745 Windcrest Trail, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 21, 2012.

Amal Saber

Amal Saber

Ezzat Nomany

Ezzat Nomany

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amal Saber and Ezzat Nomany, wife and husband** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 21, 2012

Notary Public

My Commission expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY