WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/13 14:30 2 pgs
Fees:13.00 Taxes:832.50
20130401-0031666

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$225,000.00.**

Affiant

Subscribed and sworn to before me this 27th day of March, 2013.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

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:
Shwan N. Majeed	USAA Federal Savings Bank	181-1-A-109CO
207 Hickory Trace Drive	10750 McDermott Freeway	
Nashville, TN 37211	San Antonio, TX 78288	

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, **Mikail F. Bendi and wife, Gullizar S. Ali**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shwan N. Majeed and wife, Khannaw Ismael**, 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 No. 132 on the Plan of Section Three, Sugar Valley, of record in Instrument No. 20000410-0035743, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mikail F. Bendi, a married person joined by spouse, Gullizar S. Ali from Charles Edward Carpenter, III and wife, Jeannie Bailey Carpenter by Warranty Deed on May 18, 2007, of record in Instrument Number 20070524-0061955, 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 20000410-0035743, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9700, Page 374 and Book 11069, Page 14 made applicable to Section Three of record in Instrument Number 20000410-0035790, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11069, Page 24, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 11069, Page 6, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5674, Page 863; Book 11436, Page 750; Book 9343, Page 202; Book 11262, Page 933; Book 11338, Page 734 and Book 11338, Page 743, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7044 Sugarplum Road, Nashville, TN 37211**

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 March 27, 2013.

Mikail Bendi

Gullizar Ali
Gullizar S. Ali

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mikail F. Bendi, and Gullizar S. Ali** 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 March 27, 2013

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY