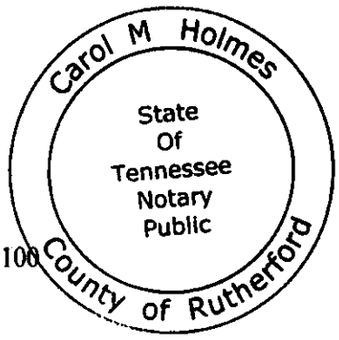
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Jennifer Hair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2013

Carol M Holmes
Notary Public:

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-1603

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael E. Calderwood	PHH Mortgage Corp.	Parcel ID:
3120 Weatherstone Cv. W	1 Mortgage Way	164120A02700
Antioch, TN 37013	Mt. Laurel, NJ 08054	

FOR AND IN 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

Faiz Ahmed Khan Niazi, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Michael E. Calderwood , an unmarried man

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 1st Civil District of Davidson County, Tennessee, being Lot #27, on the Plan of Weatherstone, a Planned Unit Development, of record at Instrument No. 20020926-0117440, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Faiz Ahmed Khan Niazi, by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument 20091006-0092750, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20020611-0071030, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20020926-0117440, said Register's Office; (3) Ingress/Egress Easement in Book 4457, Page 350; Book 2671, Page 127; Book 4706, Page 227; Book 11533, Page 826; and Instrument 20010403-0032129, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3120 Weatherstone Cv. W, Antioch, TN 37013

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 my hand this 31st day of May, 2013.

Faiz Ahmed Khan Niazi

BILL GARRETT, Davidson County
Trans:T20130051577 DEEDWARR
Recvd: 06/19/13 10:50 2 pgs
Fees:13.00 Taxes:407.00

20130619-0062584

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Faiz Ahmed Khan Niazi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2013.

My Commission Expires: 2-9-14

Notary Public

