WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130064978 DEEDWARR
Recvd: 07/30/13 11:55 2 pgs
Fees:13.00 Taxes:479.15

20130730-0079138

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$129,500.00.**

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 24th day of July, 2013.

Notary Public
My Commission expires: 10/10/16
(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:
Phenessia K. Whitlow	Nola Lending Group, LLC	135-14-A-14CO
920 Westchester Drive	1180 W. Causeway Blvd	
Madison, TN 37115	Mandeville, LA 70471	

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, **Hany Farid, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Phenessia K. Whitlow and husband, Ricky Whitlow**, 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. 14 on the Plan of Pinnacle Point Subdivision, Phase II, as of record in Book 6900, Pages 140 and 141, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hany Farid from Household Financial Center, Inc., by Special Warranty Deed on February 4, 2013, of record in Instrument Number 20130211-0013748, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed dated December 12, 2012 and recorded in Instrument Number 20121221-0117928, Register's Office for Davidson County, Tennessee, where as default occurred under the terms of a certain Deed of Trust dated June 16, 2004 executed by Russell T. Schuster and found of record in Instrument Number 20040628-0076602, 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 Plat Book 6900, Pages 140 and 141, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7032, Page 733, as amended and supplemented in Book 7067, Page 739; Book 10097, Page 390; Instrument Number 20010504-0046047 and Instrument Number 20010504-0046048, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 7032, Page 730, Register's Office for Davidson County, Tennessee.
- Charter of Pinnacle Point Homeowner's Association, Inc., of record in Book 7058, Page 234, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: 744 Piccadilly Row, 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 July 24, 2013.

Hany Farid

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hany Farid** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 24, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY