BILL GARRETT, Davidson County
Trans:T20130080528 DEEDWARR
Recvd: 09/17/13 13:58 2 pgs
Fees:13.00 Taxes:418.10
20130917-0097951

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of September, 2013, by and between Wendi McConnell and Jessika Poirier, party of the first part, and Maha M Ghulam Ali, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 272 on the Plan of Towne Village of the Country, Section Three, as of record in Plat Book 5200, Pages 268 and 269, Register's Office for Davidson county, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Jessika Poirier and Wendi McConnell by virtue of that certain Quit Claim Deed dated July 13, 2012, at Instrument No. 20120718-0062984 in the Register's Office of Davidson County, Tennessee. Sellers warrant that this property has been used for investment purposes only and never as their primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013** Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Wendi McConnell by Jessika Poirier Attorney in Fact
Wendi McConnell, by Jessika Poirier, Attorney in Fact

Jessika Poirier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Jessika Poirier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Wendi McConnell and acknowledged that she executed the same as the free act and deed of the said Wendi McConnell.

WITNESS my hand and official seal at office this 16th day of September, 2013.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jessika Poirier, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of September, 2013.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-3-17

Property Owner & Address: Maha M Ghulam Ali

3432 Towneship Road, Antioch, TN 37013

Tax Parcel No 15010007600

Property Address: 3432 Towneship Road
Antioch, TN 37013

MAIL TAX BILLS TO: Mortgage Investors Group

8320 East Walker Springs Lane, Ste 200
Knoxville, TN 37923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $113,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of September, 2013.

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/15/2016