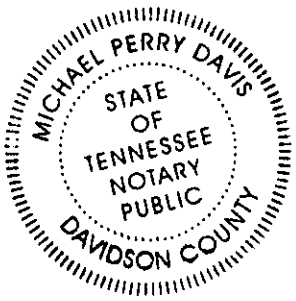
BILL GARRETT, Davidson County
Trans:T20130084346 DEEDWARR
Recvd: 09/30/13 14:15 2 pgs
Fees:13.00 Taxes:264.22
20130930-0102422



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,411.00.

Brandy K. Gomaz
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2013.

NOTARY PUBLIC

My Commission Expires: 8/23/16

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brandy K. Gomaz and Teresa M. Carter 94 Scobey Drive Nashville, TN 37210	Mortgage Investors Group 8320 East Walker Springs Lane, Ste 200 Knoxville, TN 37923	106-14-0-032.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

GEORGE ZIADY, MARRIED

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

BRANDY K. GOMAZ AND TERESA M. CARTER, TENANTS IN COMMON, WITH RIGHT OF SURVIVORSHIP

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

Land in Davidson County, Tennessee, being Lot No. 36 on the plan of Raymond Heights of Record in Book 1424, Page 141 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to MICHAEL ZIADY, UNMARRIED AND GEORGE ZIADY, MARRIED, by deed from DANIEL J. EPRIGHT AND WIFE, PATRICIA A. EPRIGHT, of record in Instrument No. 20030508-0062068, dated May 5, 2003, said Register's Office. Being further conveyed to GEORGE ZIADY, MARRIED, by

Quitclaim Deed from MICHAEL G. ZIADY, UNMARRIED of record in Instrument No. 20100519-0038810, date May 19, 2010, said Register's Office.

This improved property is known as 94 Scobey Drive, Nashville, TN 37210.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30 day of September, 2013.

George Ziady

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, George Ziady, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of September, 2013.

Notary Public

My commission expires: 6-21-2016

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY