RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133793

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101361 DEEDWARR
Recvd: 12/03/13 11:08 2 pgs
Fees:13.00 Taxes:83.25
20131203-0122958

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00.

M. Muhammed
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2013.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Gonzales 2714 Murfreesboro Rd. Lot #72 Antioch, TN 37013	Same address as new owner	174110A47200CO

FOR AND IN CONSIDERATION of the sum of Twenty Two Thousand Five Hundred and 00/100 Dollars ($22,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ARKAN MUHAMMED AND WIFE, RAMZIA SAYFADEEN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **CARLOS GONZALES**, hereinafter called the Grantees, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 256, Final Plat, Cluster Lot Subdivision, Cane Ridge Farms, Phase Six, Section Three, a plat appearing of record in Instrument No. 20060601-0064580 (incorrectly referred to in previous deed of record as Instrument No. 20060406-0064580), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property as conveyed to ***ARKAN MUHAMMED and RAMIZA SAYFADEEN*** by Special Warranty Deed from PNB Holding Co. 2, Inc. a Tennessee corporation by Allen Dixon, Authorized Officer, dated September 26, 2012, recorded October 2, 2012 at Instrument Number 20121002-0089890, Register's Office for Davidson County, Tennessee.

This is unimproved property more commonly known as 3008 Katonka Drive, Anitoch, TN 37013.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of November, 2013.

ARKAN MUHAMMED

RAMZIA SAYFADEEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Arkan Muhammed and Ramzia Sayfadeen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, ~~this the~~ 27th day of November, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

My commission expires: 12/23/2014