27032-8 return to: John T. Cook, PC Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150034252 DEEDWARR
Recvd: 05/05/15 09:13 3 pgs
Fees:18.00 Taxes:377.40
20150505-0040572

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00 $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

JANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Khalid Niazi Samia Niazi	CMG Mortgage	14905020300
(NAME)	(NAME)	
2311 Rader Ridge Road	3160 Crow Cannon Road, Ste. 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew P. Spencer and wife, Siobhan K. Spencer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Khalid Niazi and Samia Niazi, as husband and wife,** 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:

Being Lot No. 162 B, Zone Lot Division of Lots 126, 158, and 162, Pebble Trace, Section 1, on the plan of record in Book 6900, page 662, amending Book 6900, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew Spencer, unmarried, by deed from Jo Nishijima and wife, Denise Harue Nishijim dated 11/13/03, of record in Instr. No. 20031121-0170200, Register's Office for Davidson County, Tennessee; thence to Windward Investment Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Matthew P. Spencer, unmarried, dated 2/16/04, of record in Instr. No. 20040511-0053786, said Register's Office. Further conveyed to Matthew P. Spencer, by Quitclaim Deed from Windward Investment Group, LLC, dated 4/25/06, of record in Instr. No. 20060522-0059509, said Register's Office.

Note: Siobhan K. Spencer joins in this conveyance to convey any and all interest she may have in said property.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantee; all matters set out on the plans of record in Book 6900, page 34, as amended in Book 6900, page 662, said Register's Office; restrictive covenants s set out in Book 7409, page 901, said Register's Office; party wall for use in common with owner(s) of attached and appurtenant improvements. Subject to parties in possession and any leases not of record.

unimproved ☐

This is improved ☑ property, known as 2311 Rader Ridge Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 1st day of May, 2015.

X _____ X _____

Matthew P. Spencer Siobhan K. Spencer

State of California
County of _____

Personally appeared before me Matthew P. Spencer and Siobhan K. Spencer, with whom I am personally acquainted, and who acknowledged that he, (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of _____.

See attached

_____
Notary Public _____
My Commission Expires: _____

File No.: 2015-026

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On April 29, 2015 before me, Leah Neiderman, a notary public,
Date *Here Insert Name and Title of the Officer*

personally appeared Matthew P. Spencer and Siobhan K. Spencer,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

LEAH NEIDERMAN
Commission # 2034481
Notary Public - California
Los Angeles County
My Comm. Expires Aug 20, 2017

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 4/29/15
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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