WARRANTY DEED

FILE BOX 19B
04-04-034-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of May, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/13/04 14:35 2pgs
Fees:13.00 Taxes:260.85

20040513-0056211

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DANIEL E. LEESE	AMSOUTH BANK	133-11A
(NAME) 500 Paragon Mills Road, E-3	(NAME) P.O. Box 57046	029.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Irvine, CA 92619-7046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **EMAL SAKWALL, MARRIED, and ZOHAL SAKWALL, UNMARRIED, and ATAL SAKWALL UNMARRIED, and ZOHRA SAKWALL, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIEL E. LEESE, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit No. E-3, on the Plan of Canterbury Hall Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 5440, Page 255, as amended by Amendment to Master Deed of record in Book 5441, Page 819, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Canterbury Hall Condominiums as shown on Exhibit "A" to the Master Deed, of record in Book 5200, Page 159, said Register's Office, for a more complete identification and description of such unit.

THIS conveyance is made subject to owners' certificate, a 30-foot sewer easement running along the southeasterly portion of Lot No. 1, a 50-foot setback line from Paragon Mills Road, a 50-foot setback line from Elysian Fields Road, a 10-foot public utility and drainage easement running along both the northeasterly and southwesterly lines of said Lot No. 1, a 15-foot water line easement located on the southeasterly portion of Lot No. 2, a 50-foot setback line from Elysian Fields Road and a 10-foot public utility and drainage easement running along the rear line and both side lines of Lot No. 2, as shown on the Plan of record in Book 3842, Page 235, Register's Office for Davidson County, Tennessee, and easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee by instruments recorded in Book 4308, Page 647, and in Book 4337, Pages 544-545, said Register's Office; being 5 feet in width lying parallel and adjacent to an existing 10-foot easement along the northeasterly line of Lot No. 1, being 30 feet northerly of Paragon Mills Road to the southerly margin of Elysian Fields Road.

BEING the same property conveyed to Emal Sakwall, Zohal Sakwall, Atal Sakwall and Zohra Sakwall, by Quitclaim Deed from Noorailai Sakwall, of record in Book 8885, Page 779, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein. Master Deed of Canterbury Hall, of record in Book 5440, Page 255, and in Book 5441, Page 819, Register's Office for Davidson County, Tennessee.

KARINE GAVAND, spouse of the above named **EMAL SAKWALL**, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of **ZOHRA SAKWALL** pursuant to a Power of Attorney executed by same on the 8th day of May, 2004, and being filed for record in Instrument No. 20040513-0056210, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 500 Paragon Mills Road, E-3, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, their hands, this 12 TH day of MAY, 2004.

EMAL SAKWALL

KARINE GAVAND

ATAL SAKWALL

ZOHAL SAKWALL

ZOHRA SAKWALL

By:
Emal Sakwall, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EMAL SAKWALL, AND WIFE, KARINE GAVAND**, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 12th day of May, 2004.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ZOHAL SAKWALL, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~S~~ he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of May, 2004.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ATAL SAKWALL UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that __he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of May, 2004.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this 12th day of May, 2004, before me personally appeared **EMAL SAKWALL**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **ZOHRA SAKWALL**, and acknowledged that he executed the same as the free act and deed of the said ZOHRA SAKWALL.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of May, 2004.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.