Return to: JTC
22197-1

BOX 14A

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20090061054 DEEDWARR
Recvd: 09/04/09 10:42 2 pgs
Fees:13.00 Taxes:502.83
20090904-0083441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,900.00.

Hassen Fned
Affiant

Subscribed and sworn to before me this 31st day of August, 2009.

Notary Public
My Commission Expires: 04/06/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

09-0285

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hassen Fned	Guidance Residential, LLC	128-13-0A
408 Westfield Drive	11109 Sunset Hills Rd, #200	408.00 CO
Nashville, TN 37221	Reston, VA 20190	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Albert J. DeVries, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Hassen Fned and Ruby Fned , **husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 408 of The Westfield Condominiums (formerly The Hamlet) a horizontal property regime, pursuant to plat of record in Book 6250, Page 590, and the first revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, all in the Register's Office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Albert J. DeVries, unmarried by deed from Elise H. Brown, unmarried and Leanne Brown, unmarried, dated October 11, 1995, recorded in Book 9828, Page 414, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **408 Westfield Drive, Nashville, TN 37221.**

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 hand this 31st day of August, 2009.

Albert J. DeVries

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 **Albert J. DeVries, unmarried**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2009.

Larry N. Westbrook, Notary Public
State of Tennessee at Large

My Commission Expires: 04/06/13

