BILL GARRETT, Davidson County
Trans:T20090074436 DEEDWARR
Recvd: 11/02/09 12:36 2 pgs
Fees:13.00 Taxes:434.75
20091102-0100927

Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church Street E., Suite 216
Brentwood, TN 37027
09-0591

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 117,500.00

Tracey Perry
Affiant

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE27th day of October, 2009

Notary Public
Commission Expires: 3/19/2013

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Mina Nageb	Mina Nageb	107-13-0-059.00
1213 Coarsey Drive	1213 Coarsey Drive	
Nashville, TN 37217	Nashville, TN 37217	

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/WE,

Farokh Fani, Married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mina Nageb and Neima Habib, 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. 307 on the plan of Miro Meadows, 2nd Addition, of record in Book 1424, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 307 fronts 90 feet on the southerly side of Coursey Drive and runs back 171.6 feet on the westerly line and 166.10 feet on the easterly line, to a dead line in the rear, measuring 90.1 feet thereon.

Being the same property conveyed to Ralph V. Norman and wife, Frances G. Norman aka Athlyne Norman, by deed from A & C Homes, Inc., on December 9, 1949, of record in Book 1781, Page 603, Register's Office for Davidson County, Tennessee. The said Ralph V. Norman, having died, leaving the property to Athlyne Norman by right of survivorship.

Subject property has never been the primary residence of the Grantor or his spouse.

Being further conveyed to The 1213 Coarsey Drive Trust, L&O Farms, LLC, as Trustee, by deed from Athlyne Norman, on March 18, 2009, of record in Instrument No. 20090325-0027049, Register's Office for Davidson County, Tennessee.

Being further conveyed to Farokh Fani, by Warranty Deed, from The 1213 Coarsey Drive Trust, L&O Farms, LLC, as Trustee, of record in Instrument No. 20090430-0039272, Register's Office for Davidson County, Tennessee, dated April 24, 2009 and recorded April 30, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1213 Coarsey Drive Nashville, TN 37217.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 27th **day of** Oct **, 2009**

Farokh Fani

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Farokh Fani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2009.

Notary Public

Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY