This instrument prepared by:
and return to:

~~Fearnley & Califf, PLLC - Nashville~~
~~565 Marriott Drive, Suite 850~~
~~Nashville, TN 37214~~

Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of December, 2011, by and between April Wiggins, married party of the first part, and Said Mohammed, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 91 on the plan of College Hill, Section 2, of record in Book 2133, Page 52, (being erroneously referenced as Plat Book 2330, Page 31 in prior documents),Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to April Wiggins by virtue of that certain Quit Claim Deed dated September 22, 2011, at Instrument No. 20110927-0074763 and 20111122-0091485 in the Register's Office of Davidson County, Tennessee.

seller warrants that this property has never been used as her primary residence and has only been used for investment purposes.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

April Wiggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, April Wiggins, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of December, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110077659 DEEDWARR
Recvd: 12/08/11 10:26 2 pgs
Fees:13.00 Taxes:95.09
20111208-0095818

Property Owner & Address: Said Mohammed
2326 Una Antioch Pike
Antioch, TN 37013

Tax Parcel No 09205027400

Property Address: 3600 Clifton Avenue
Nashville, TN 37209

MAIL TAX
BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $25,700.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of December, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY