Send Tax Statements To:
New Owner

Name and Address of New Owner:
Mariem Danial
1505 Overcreek Drive
Nashville, TN 37217

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

From Information Furnished By

Map and Parcel: 149-12-B/40CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ALBERT SANDERSON, UNMARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **MARIEM DANIAL and ADEL AZIZ, wife and husband,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being all of Lot No. 40, on the plan of Phase 2, Forest Cove, according to plat and survey appearing of record in Plat Book 9700, pages 976 and 977, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Albert Sanderson by deed from Prudential Relocation, Inc., FKA Citicapitol Relocation, Inc., a Colorado Corporation, dated December 3, 2002, appearing of record in Instrument No. 20021226-0159031, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictions contained in instrument of record in Record Book 11149, page 641 and as amended in Book 11313, page 436; Charter of Forest Cove Homeowners Association of record in Book 11595, page 877; Dedication of common areas of record as in Instrument Number 20000407-035204; Easements of record in Book 437, page 21, Book 11540, page 798, Book 2244, page 13, Book 3463, page 126, Book 3852, page 679, Book 4607, page 484 and Book 7269, page 389; and to any and all matters shown on said plat and survey of record in Plat Book 9700, pages 976-977; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MARIEM DANIAL and ADEL AZIZ, wife and husband,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20110079784 DEEDWARR
Recvd: 12/16/11 13:25 2 pgs
Fees:13.00 Taxes:510.60
20111216-0098230

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of December, 2011.

Albert Sanderson

Albert Sanderson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Albert Sanderson,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 9th day of December, 2011.

Amanda M Clark

NOTARY PUBLIC
My Commission Expires: 11/19/2013

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $138,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 9th day of December, 2011.

Amanda M Clark

NOTARY PUBLIC
My Commission Expires: 11/19/2013

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD