BILL GARRETT, Davidson County
Trans:T20120003691 DEEDWARR
Recvd: 01/17/12 11:25 2 pgs
Fees:13.00 Taxes:351.50
20120117-0004423

Fearnley & Califf, PLLC

This instrument prepared by and return to:

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of January, 2012, by and between Misun Porter, married, party of the first part, and Esam Seedhom and Nena Aziz, a married couple, 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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING UNIT 229, ON THE PLAN OF PHASE TWO, NASHBORO VILLAGE TRACT #21 OF RECORD IN BOOK 4660, PAGE 159, AS AMENDED BY INSTRUMENT #20050222-0018814 AND AS NOW INCLUDED IN THE HORIZONTAL (ERRONEOUSLY REFERRED TO AS THE HORIZONTAL) PROPERTY REGIME, PRIVATE ELEMENT, NASHBORO-POINT, AS RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being all or part of the same property conveyed to Misun Porter, by virtue of that certain Cash Deed dated June 22, 2011, at Instrument No. 20110629-0049791 in the Register's Office of Davidson County, Tennessee.
Seller warrants that this property has never been used as her primary residence and has been used for investment purposes only.

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.

Misun Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Misun Porter, 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 13th day of January, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Property Owner & Address:	Esam Seedhom and Nena Aziz 2458 Nashboro Blvd, Nashville, TN 37217
Tax Parcel No	135120E22900CO
Property Address:	2458 Nashboro Blvd Nashville, TN 37217
MAIL TAX BILLS TO:	US Bank Home Mortgage PO Box 20005, Owensboro, KY 42304-0005

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 $95,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Esam H Seedhom.
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of January, 2012.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY