BILL GARRETT, Davidson County
Trans:T20120016343 DEEDWARR
Recvd: 03/06/12 09:03 2 pgs
Fees:13.00 Taxes:414.40
20120306-0019427

This instrument prepared by:
and return to

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

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of March, 2012, by and between Chi Hong Park, married, party of the first part, and Djabir Hamed Bey and Mirela Kurspahic, 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:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Hunters Branch, Section 2-B, of record in Plat Book 6900, page 336 and 337, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
Said Lot No. 65 fronts 58.28 feet on the southwesterly margin of Retriever Court and extends back 108.43 feet on the northerly line 134.93 feet on the southerly line to a broken line in the rear, measuring 100.76 feet thereon.

Being all or part of the same property conveyed to Chi Hong Park, by virtue of that certain Cash Deed dated September 23, 2011, at Instrument No. 20110927-0074578 in the Register's Office of Davidson County, Tennessee. *Seller warrants that this property 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.

Chi Hong Park

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 1st day of March, 2012.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 9-8-13

Property Owner & Address: Djabir Hamed Bey

5917 Retriever Court, Antioch, TN 37013

Tax Parcel No 172080A06500CO

Property Address: 5917 Retriever Ct.
Antioch, TN 37013

MAIL TAX BILLS TO: US Bank Home Mortgage, Attn: Payment Processing

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 $112,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Hamed Bey Djabir
AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of March, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY