Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 135-10-0C-066.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Ashraf S. Aziz
2809 Evergreen Ridge Pointt
Nashville, TN 37217

SEND TAX BILLS TO:
U.S. Bank. N.A.
4801 Frederica Street
Owensboro, KY 42301

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **VALON ARIFI AND WIFE, TEUTA GASHI** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **ASHRAF S. AZIZ and MANAL IBRAHM, HUSBAND AND WIFE,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Ransom Park, Section Three of record in Instrument No. 20030718-0101335, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Valon Arifi and Teuta Gashi by Tennessee Special Warranty Deed from the Bank of New York as Trustees for The Certificateholders of CWABS 2004-05, of record in Instrument No. 20070419-0047046, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Right of Way & Easement to American Telephone and Telegraph Co. of record in Book 1237, Page 111, in the Register's Office for Davidson County, Tennessee.; Right of Way to the State of Tennessee of record in Book 2905, Page 509, in the Register's Office for Davidson County, Tennessee.; Utility Easement to The City of Nashville of record in Book 2649, Page 593, in the Register's Office for Davidson County, Tennessee.; Storm Water Detention Agreement of record in Instrument Number 20010206-0011474, in the Register's Office for Davidson County, Tennessee.; Declaration of Use Restrictions for Residential Portions of Ransom Park of record in Instrument Number 20000725-0073496 and Instrument No. 20011010-0110579, in the Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 2809 Evergreen Ridge Point, Nashville, TN, 37217.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

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

The undersigned further covenants and binds himself, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

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

BILL GARRETT, Davidson County
Trans:T20120025348 DEEDWARR
Recvd: 04/09/12 09:19 2 pgs
Fees:13.00 Taxes:466.20
20120409-0029703

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 30th day of March, 2012.

Valon Arifi

Teuta Gashi

Teuta Gashi

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Valon Arifi and Teuta Gashi, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 30th day of March, 2012.

NOTARY PUBLIC

APRIL A. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 10-19-13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $126,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Coreen Newcomb

AFFIANT

Sworn to and subscribed before me this 30th day of March, 2012.

NOTARY PUBLIC

JAI KEHEW STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-24-2013

My Commission Expires:

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