BILL GARRETT, Davidson County
Trans:T20120031969 DEEDWARR
Recvd: 05/02/12 09:05 2 pgs
Fees:13.00 Taxes:469.90
20120502-0037401

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Tuan A Le
297 Largo Drive
Nashville, TN 37211

MORTGAGEE
Brand Mortgage Group
6224 Sugarloaf Parkway, Ste. 200
Duluth, GA 30097

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 148-01-0
PARCEL 218.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Hani Ahmed and wife, Sheelan J. Ahmed,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tuan A Le and wife, Hoai Ant Nguyen,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 359 on the Plan of Hillbrook, Section 6, as of record in Book 4175, Page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hani Ahmed, a married man, by Warranty Deed from Azad Ahmed, dated February 20, 2009 and filed of record in Instrument No. 20090417-0034957, Register's Office for Davidson County, Tennessee. Sheelan J. Ahmed joins in this conveyance for the purpose of conveying all her right, title and interest in and to said property which she may have marital or otherwise.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4213, Page 155; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4175, Page 7, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **297 Largo Drive Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all

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

Witness our hands this 27th day of April, 2012.

Hani Ahmed

Sheelan J. Ahmed

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Hani Ahmed and Sheelan J. Ahmed, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2012.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.3.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $127,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of April, 2012.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.3.16