BILL GARRETT, Davidson County
Trans:T20120032053 DEEDWARR
Recvd: 05/02/12 10:38 2 pgs
Fees:13.00 Taxes:342.25

20120502-0037507

WARRANTY DEED

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. HAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$92,500.00.**

Affiant

Subscribed and sworn to before me this 30th day of April, 2012

Notary Public
My Commission expires: 1-9-16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Thayel T. Deng	Regions Bank d/b/a Regions Mortgage	033-16-0-070.00
2608 Green Circle	2050 Parkway Office Circle	
Goodlettsville, TN 37072	Birmingham, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Alam Sayed**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Thayel T. Deng**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being land in Davidson County, Tennessee, being Lot No. 51 on the plan of Primrose Meadows Section 1, as of record in Plat Book 4675, page 18, 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 Sayed Alam, a married person by Quitclaim Deed from Nasrin-Sidiqi-Alam dated 10/18/10 of record in Instrument Number 20101019-0083731, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 033-16-0-070.00.
- Subject to all matters as shown on the Plan of record in Plat Book 4675, page 18, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4737, page 801 and Book 5039, page 484, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1232 N. Graycroft Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 30, 2012.

Alam Sayed

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alam Sayed** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 30, 2012

My commission expires: 1-6-14

Notary Public

