BILL GARRETT, Davidson County
Trans:T20120036046 DEEDWARR
Recvd: 05/16/12 13:01 2 pgs
Fees:13.00 Taxes:444.00
20120516-0042410

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 12-0315T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$113,950.00~~ $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of May, 2012.

Notary Public
Commission Expiration: May 5, 2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:
Jordan M: Simpkins
3817 Burrus Street
Nashville, TN 37216

SEND TAX BILLS TO:
SWBC Mortgage Corporation
9311 San Pedro, Suite 100
San Antonio, TX 78216

MAP-PARCEL:
06114011001

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Madiha Nassimi, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan M. Simpkins, an unmarried man

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 the north 46.5 feet of the south 96.5 feet front and the north 48.7 feet of the south 98.7 feet rear, of the east part of Lot No. 75 on the Plan of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County, and described according to a copy of a survey by Hickerson, Adams & Johnson, Consulting Engineers, Inc., dated March 6, 1961, as follows:

Beginning at an iron pin in the westerly margin of Burrus Street, the northeast corner of a part of Lot No. 75 conveyed by Nora Odelia Bucher Woodroof, of record in Book 2693, page 615, said Register's Office; thence with the north line of said tract North 71 degrees 30 minutes West 253.6 feet to the east line of Lot No. 1 on the Plan of Baxter Heights as of record in Book 2083, Page 94, Register's Office for said County; thence with the east line of said Lot No. 1 North 26 degrees 03 minutes East 48.7 feet to an iron pin; thence South 71 degrees 04 minutes East 254.5 feet to an iron pin in the westerly margin of Burrus Street; thence with said margin of said Street South 27 degrees 06 minutes West 46.5 feet to the point of beginning.

Being the same property conveyed to Madiha Nassimi, married, by Warranty Deed dated October 14, 2004 from Myra Jane Rorie, unmarried and filed of record on October 21, 2004 in Instrument No. 20041021-0126800, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

THIS PROPERTY WAS INVESTMENT PROPERTY AND WAS NEVER THE PRINCIPLE RESIDENCE OF THE GRANTOR

This is **improved** property known as: **3817 Burrus Street Nashville, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and I do covenant with the said GRANTEE that I 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 my hand this 15 **day of May, 2012.**

Madiha Nassimi

Madiha Nassimi

STATE OF VIRGINIA
COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Madiha Nassimi,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bank of America, Virginia this 15 day of May 2012.

TARA ALAN
COMMONWEALTH OF VIRGINIA
Reg. # 7230563
December 31, 2012
NOTARY PUBLIC

Tara Alan

Notary Public
Commission Expiration: 12/31/12

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____

Notary Public

Commission Expiration: