This instrument prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2012.

Notary Public
My commission expires: 11/23/14

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Farokh Fani 1453 Bell Road, Suite 106 Nashville, Tennessee 37211	New Owner	12002016900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fred J. Happel and Alice F. Happel, husband and wife,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **Farokh Fani**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 117 on the Plan of Stardust Acres, of record in Book 1424, Page 92, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Fred J. Happel and Alice F. Happel, husband and wife, by Warranty Deed dated August 11, 2003 from Jason W. Kennedy and wife, Dawn R. Kennedy, of record in Instrument No. 20030814-0116857, Office of Register of Deeds of Davidson County, Tennessee.

This property is improved property known as 1315 Mercury Drive, Nashville, Tennessee 37217.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120039519 DEEDWARR
Recvd: 05/30/12 14:27 2 pgs
Fees:13.00 Taxes:203.50
20120530-0046779

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 28 day of May, 2012.

Fred J. Happel

Fred J. Happel

Alice F. Happel

Alice F. Happel

STATE OF Montana
COUNTY OF CASCADE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fred J. Happel and Alice F. Happel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in ~~28~~ Great Falls, Montana, this 28 day of May, 2012.

Tanya J. Buennemeyer

Notary Public

My Commission expires: 5-12-2014

TANYA J. BUENNEMEYER
NOTARY PUBLIC for the
State of Montana
Residing at Great Falls Montana
My Commission Expires
May 12, 2014