WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/12 12:53 2 pgs
Fees:13.00 Taxes:37.00
20121015-0094214

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$10,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 15th day of October, 2012

Notary Public
My Commission expires: 1-6-14
(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:
Saeed Sasaan	New Owner	09112023600
6206 Millbrook Road		
Brentwood, TN 37027	,	

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, **David Komisar, Trustee of the Louis Komisar Living Trust Agreement dated 10/10/00**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Saeed Sasaan**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 3 on the unrecorded map of Mrs. Mary Harwell S Subdivision of Lot No. 7 and part of Lot No. 12 on the plan of Clifton, as originally recorded i Book 21, Page 35, Register's Office for said County.

According to unregistered copy of said Plan, said Lot No.3 fronts 50 feet on the east side of 41st Avenue North, formerly Bass Avenue, and runs back between parallel lines to and 100 feet north from Delaware Avenue, 200 feet to an alley.

Being the same property conveyed to David Komisar, Trustee of the Louis Komisar Living Trust Agreement Dated October 10, 2000 (as same may be revoked or amended from time to time) from Urban Affordable Housing Solutions, LL., a Tennessee limited liability company by Quitclaim Deed, of record in Instrument Number 20111214-0097357, 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 2013 Taxes and subsequent years, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 21, page 35, Register's Office Davidson County, Tennessee.

This is improved property known as: **604 41st Avenue North, Nashville, TN 37209**

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 October 15, 2012.

David Komisar, Trustee of the Louis Komisar Living Trust Agreement dated 10/10/00

Trustee

By David Komisar, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this October 15, 2012

My commission expires 1-6-14

Notary Public



I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

