BILL GARRETT, Davidson County
Trans:T20120090922 DEEDWARR
Recvd: 11/29/12 11:03 2 pgs
Fees:13.00 Taxes:118.40
20121129-0109603

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Mustafa Ghulamali
1703 Pennington Drive
Murfreesboro, TN 37129

SEND TAX BILLS TO:
New owner

Map & Parcel No: 162.09-0C-714.00 CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Salma Nadir Khalfani,** hereinafter called the **Grantor**, does hereby convey unto **Mustafa Ghulamali,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Unit B, Lot No. 19 on the plan of Cedarwood Condominiums, Revised No. 2, of record in Book 5200, Page 349, and as described in Master Deed of record in Book 5707, Page 121, amended in Book 5720 Page 912 and further amended in Book 5776, Page 741, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Salma Nadir Khalfani, a married person, on November 14, 2008 by Special Warranty Deed of record in Instrument No. 20081121-0114595, Register's Office for Davison County, Tennessee. This was investment property and never used as the marital residence of the Grantor herein.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 714 Apple Court, Nashville, TN 37211

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and

easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized 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(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this

2ND day of November, 2012.

Salma Nadir ~~Khalfani~~

STATE OF Georgia
County of Gwinnett

BEFORE ME, the undersigned authority, on this day personally appeared Salma Nadir Khalfani known to me to be the person whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

DANIEL GARCIA
NOTARY PUBLIC
Gwinnett County - State of Georgia
My Comm. Expires Dec. 7, 2013

SUBSCRIBED AND SWORN TO BEFORE ME this 2ND day of November, 2012.

Notary Public in and for the
State of ~~Tennessee~~ Georgia

My Commission Expires:
Dec 7, 2013

STATE OF Tennessee
COUNTY OF Rutherford
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is ~~$285,000.00~~ $32,000.00

Affiant

Sworn and subscribed before me on November 2 2012.

Notary Public

My Commission Expires : 5/23/16

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CCUNTY