SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130007925 DEEDWARRSP
Recvd: 01/29/13 14:53 4 pgs
Fees:23.00 Taxes:2109.00
20130129-0009373

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$570,000.00.**

Shuaib Mohyuddin, **Affiant**

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 29th DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Ernest B. Williams IV, PLLC
Ernest B. Williams, IV, Esquire
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shuaib Mohyuddin 36 Park Meadows Nashville, TN 37215	SunTrust Mortgage 1001 Semmes Avenue Richmond, VA 23224	158-04-0A-096

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **CADENCE BANK, N.A.** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHUAIB MOHYUDDIN AND HASINA MOHYUDDIN** HEREINAFTER CALLED THE GRANTEES, GRANTEES' HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED IN **EXHIBIT A**, ATTACHED.

WIFE, A.

This is improved property, known as: 36 Park Meadows, Nashville, Tennessee 37215.

This Property Is Unencumbered, except As Set Forth In Exhibit B.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE that we 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 we do further covenant and bind ourselves, our 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 claiming by and through the GRANTOR, but not otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 24 day of January, 2013.

Cadence Bank, N.A.,

Frazer Gieselmann, Senior Vice-President

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the Undersigned, a Notary Public of the State and County aforesaid, personally appeared **Frazer Gieselmann** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Senior Vice-President of Cadence Bank, N.A.**, the within named bargainor, a National Banking Association, and that he as such **Senior Vice-President**, executed the foregoing instrument for the purposes therein contained by signing the name of **Cadence Bank, N.A.,** by himself as such **Senior Vice-President.**

WITNESS MY HAND AND OFFICIAL SEAL this 24 day of January, 2013.

MICHAEL GRANT HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Notary Public

My Commission Expires: **September 21, 2015**

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 36 Park Meadows, Nashville, Tennessee 37215

Map/Parcel: 158-04-0A-096

Description:

Land in Davidson County, Tennessee, being Lot(s) 89, as shown on the map entitled Otterwood Section Two Revised, of record as Plat Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARC T. BARCLAY and wife, KRISSA L. SMITH BARCLAY, by deed from FARHAD DAVACHI and wife, ZAHRA KHALAJ, of record as Instrument No. 20051213-0149480, dated December 9, 2005, said Register's Office.

Also being the same property conveyed to Cadence Bank, N. A, by deed from Michael B. Schwegler, Successor Trustee, by deed dated September 7, 2012, recorded on September 14, 2012, as Instrument No. 20120914-0083523, Register's Office for Davidson County, Tennessee.

EXHIBIT B
EXCEPTIONS

1. Declaration of Shared Driveway Access and Maintenance Agreement of record as Instrument NO. 20070516-0058633, said Register's Office.

2. Matters shown on the Plan of record as Plat Book 6900, page 598-602, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 7260, page 483 and amended in Book 8762, page 199, said Register's Office.

4. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.