BILL GARRETT, Davidson County
Trans:T20130042597 DEEDWARR
Recvd: 05/22/13 09:42 2 pgs
Fees:13.00 Taxes:684.50
20130522-0051524

File Box 9-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/6/14
(AFFIX SEAL)

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

G-RA-13-3925

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erik J. Nielsen	Suntrust Mortgage, Inc.	
(NAME)	(NAME)	
3925 Bridgeview Lane	901 Semmes Avenue	**141-6-C-54.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **SHWAN H. GHAFOOR AND WIFE, AZHAR ABDULSATTAR,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ERIK J. NIELSEN AND MIRJAM NIELSEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 10, RIVERBRIDGE COMMUNITY, PHASE 1B, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20030709-0094605, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHWAN H. GHAFOOR AND WIFE, AZHAR ABDULSATTAR BY WARRANTY DEED FROM KAREN A. CHENEY, UNMARRIED, RECORDED ON THE 9TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060309-0027684, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PLAN OF RIVERBRIDGE COMMUNITY PHASE 1B OF RECORD IN INSTRUMENT NO. 20030709-0094605; COVENANTS, CONDITONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20030205-0016044 AMENDED IN INSTRUMENT NOS. 20030303-0027396 AND INSTRUMENT NO. 20030806-0111893; BY-LAWS OF RECORD IN INSTRUMENT NO. 20030218-0020999; CHARTER OF RECORD IN INSTRUMENT NO. 20030218-0020998; EASEMENTS OF RECORD IN BOOK 7601, PAGE 415, INSTRUMENT NO. 20021217-0155374, BOOK 1298, PAGE 244; DEEDS FOR CONVEYANCE OF OPEN SPACE OF RECORD IN INSTRUMENT NOS. 20030303-0027395, 20030303-0027398 AND 20030806-0111892 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **3925 Bridgeview Lane Nashville, Tennessee 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 20th day of May, 2013.

Shwan H. Ghafoor

Azhar Abdulsattar

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shwan H. Ghafoor and Azhar Abdulsattar, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212