BILL GARRETT, Davidson County
Trans: T20130107132 DEEDWARR
Recvd: 12/26/13 15:14 2 pgs
Fees: 13.00 Taxes: 767.75
20131226-0130074

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of December, 2013, by and between James P Williams, Unmarried, party of the first part, and Aziz A. Shamin and Cecily F. Shamin, Husband and Wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee. Being Lot No. 144 on the Map of Eastdale Place, of record in Book 547, Page 29 and 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 144 fronts 80 feet on the northerly side of Eastdale Avenue and runs back between lines 152.5 feet on the westerly side and 172.3 feet on the easterly side to a line at the rear measuring 82.4 feet thereon.

Being all or part of the same property conveyed to James P. Williams by virtue of that certain Quit Claim Deed dated July 28, 2009, at Instrument No. 20090804-0072848 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James P Williams

STATE OF Georgia
COUNTY OF Harris

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James P Williams and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of December, 2013.

Notary Public

My Commission Expires: 10-12-2014

BRISBIE L. KEATING NOTARY PUBLIC HARRIS COUNTY, GEORGIA

Property Owner & Address:	Aziz S. Shamin and Cecily F. Shamin 1125 Eastdale Avenue Nashville, Tn 37216
Tax Parcel No	06111018500
Property Address:	1125 Eastdale Avenue Nashville, TN 37216
MAIL TAX BILLS TO:	Azia and Cecily Shamin 1125 Eastdale Avenue **Nashville TN 37216**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $207,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lynda Howe
AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of December, 2013.

Notary Public

My Commission Expires: 3-30-15

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE