THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Zaidoun Nofal
809 Century Oak Court
Nashville, TN 37211
SEND TAX BILLS TO:
New owner

Davidson County DEEDWARR
Recvd: 04/29/14 11:12 3 pgs
Fees:18.00 Taxes:1209.90
20140429-0035845

WARRANTY DEED
(Map 180040A, Parcel 25.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **BRYAN DAVID PICKENS, JR. and wife, ANN B. PICKENS**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ZAIDOUN NOFAL, married**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 149, Section One, Highland Creek, according to plat and survey of same appearing of record in Plat Book 9700, pages 959 and 960, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Ann B. Pickens and husband, Bryan David Pickens, Jr., by Warranty Deed from Westminster Homes of Tennessee, Inc., dated November 28, 2000, of record in Instrument No. 20001129-0116992, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 9700, pages 959 & 960; to restrictive covenants of record in Book 11568, Page 311 and Instrument 20000413-0037474; storm water detention agreement of record in Book 11338, page 738, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 809 Century Oak Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 25th day of April, 2014.

BRYAN DAVID PICKENS, JR.

ANN B. PICKENS

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryan David Pickens, Jr. and Ann B. Pickens, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of April, 2014.

Notary Public

My Commission Expires: AUGUST 16, 2014

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $327,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of April, 2014.

Notary Public

My commission expires: AUGUST 16, 2014

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. 20140248

True Copy Certification

I, Dora Mobley, 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 Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

