Box 29

BILL GARRETT, Davidson County
Trans:T20140055365 DEEDWARR
Recvd: 07/30/14 16:07 3 pgs
Fees:18.00 Taxes:943.50
20140730-0068112

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Mohamed Rafi
1420 W. Running Brook Road
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wyndham Capital Mortgage, Inc.
6115 Park South Drive, Ste. 200
Charlotte, NC 28210

MAP 114-7
GROUP B
PARCEL 144.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sara N. Blade, unmarried and Donald R. Pfrimmer and Gail A. Pfrimmer, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Mohamed Rafi and Anjana Hassan, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section Six, Addition to Westchase, as shown by plat and survey of record in Instrument No. Book 20050617-0069470, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sara N. Blade, Donald R. Pfrimmer and Gail A. Pfrimmer by deed dated January 27, 2011 from Fannia Mae aka Federal National Mortgage Association of record in Instrument no. 20110412-0028087, Register's Office for Davidson County, Tennessee.

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 further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **1420 W. Running Brook Road, Nashville, Tennessee 37209.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **25th** day of **July, 2014.**

Sara N. Blade

Donald R. Pfrimmer

Gail A. Pfrimmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sara N. Blade, Donald R. Pfrimmer and Gail A. Pfrimmer**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of July, 2014.

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5.3.16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $255,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016