BILL GARRETT, Davidson County
Trans:T20140095515 DEEDWARR
Recvd: 12/22/14 10:25 2 pgs
Fees:13.00 Taxes:677.10
20141222-0116764

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 12th day of December, 2014, by and between Samuel Riyad, married, party of the first part, and Zouky Diana Mapangala, and Nancy Masiala, 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. 55 as shown on the Map entitled Phase Two, Berkeley Hall, Phase Five, Section One of Hickory Highlands P.U.D. of record as Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Being a part of property conveyed to Samuel Riyad by virtue of that certain Deed dated March 22, 2013, at Instrument No. 20130325-0028987 in the amount of $36,000.00 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property was purchased for investment purposes only and was never used as his primary residence.

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 2015 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Instrument No 20061031-0135165, 20140520-0043176, 20070621-0074238 all being 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.

Samuel Riyad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 12th day of December, 2014.

Notary Public

My Commission Expires: _____

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2018

Property Owner & Address:	Zouky Diana Mapangala 257 Took Drive, Antioch, TN 37013
Tax Parcel No	163020B10500CO
Property Address:	257 Took Drive Antioch, TN 37013
MAIL TAX BILLS TO:	U.S. Bank, NA 3180 Rider Trail Sout, Earth City, MO 63045

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 $183,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of December, 2014.

Notary Public

My Commission Expires:_____

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016