Davidson County DEEDWARR
Recvd: 01/20/15 08:39 2 pgs
Fees:13.00 Taxes:227.92
20150120-0005149

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of January, 2015, by and between John Maison, Single, party of the first part, and Ayan Saleh, Single, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 14 of Copperfield Terrace, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Copperfield Terrace of record in Book 6326, Page 790, Register's Office for Davidson County and as depicted on Plat of Copperfield Terrace filed of record in Plat Book 6250, Page 50, in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easement now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in exhibit to said Master Deed.

Being all or part of the same property conveyed to John Maison by virtue of that certain Special Warranty Deed dated September 20, 2011, at Instrument No. 20110921-0073282 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has been used for investment purposes only and never as his primary residence.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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.

John Maison

STATE OF Michigan
COUNTY OF Macomb

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, John Maison and , 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 15th day of January, 2015.

Ryan Susick

RYAN SUSICK
Notary Public, State of Michigan
County of Macomb
My Commission Expires Dec. 14, 2019
Acting in the County of Macomb

Property Owner & Address: Ayan Saleh
1308 Massman Dr
Nashville, TN 37217

Tax Parcel No 107140A01400CO

Property Address: 1308 Massman Drive
Nashville, TN 37217

MAIL TAX
BILLS TO: owner at property address

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 $61,600.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AYAN
AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of January, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

Prepared By and Return To:

Fearnley, Martin & McDonald
25 Century Blvd, #212
Nashville, TN 37214

I, Gail Hudson, 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.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18