WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150025575 DEEDWARR
Recvd: 04/07/15 11:01 2 pgs
Fees:13.00 Taxes:479.15
20150407-0030338

Y-KC-15-3980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Noorialai Sakwall and Hasina Sakwall	NEW OWNER	
(NAME)	(NAME)	
3980 Atkins Drive	417 East Thompson Ln	**134-09-035.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HESHYAR HUSSEIN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NOORIALAI SAKWALL AND HASINA SAKWALL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 11, WOODLAND HILLS, PHASE ONE, as shown on plat of record in Plat Book 6900, Pages 666-669, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Heshyar Hussein, Married by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., recorded on the 18th day of November, 2011 in Instrument No. 20111118-0090357, in the Register's Office of Davidson County, Tennessee. The said property was not occupied as grantor's marital residence.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Plat of WOODLAND HILLS, PHASE ONE, as recorded in Plat Book 6900, Page(s) 666-669 (Surveyor's Certificate of Correction recorded in Book 7966, Page 284).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7632, Page 947.
- Easement for Right of Way, recorded in Book 3103, Page 57.
- Easement for Temporary Railway Easement, recorded in Book 3504, Page 619.
- Cemetery, Right of Way, Overhead Power Line, & Railway Easements noted in Book 7008, Page 805.
- Stormwater Detention Agreement recorded in Book 7262, Page 388.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3980 Atkins Drive, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 3rd DAY OF APRIL, 2015.

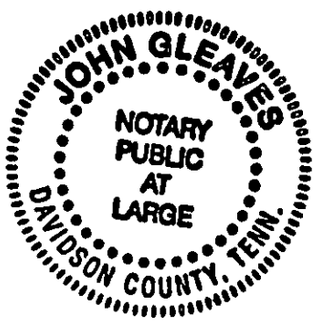
Heshyar Hussein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HESHYAR HUSSEIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of April, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212