Davidson County DEEDWARR
Recvd: 12/30/15 15:14 2 pgs
Fees:13.00 Taxes:481.00
20151230-0131270

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of December, 2015, by and between Susan E Campbell, a married woman, party of the first part, and Noorialai Sakwall, and wife, Hasina Sakwall, 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:

All that certain Parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 32, on the Map of Goodrich Heights Subdivision, of record in Plat Book 2663, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Susan E. Campbell by virtue of that certain Special Warranty Deed dated November 8, 2010, at Instrument No. 20101124-0093945 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am 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 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 2663, Page 60, Book 2794, Page 363, Book 2864, Page 198, and Book 3577, Page 252 in said Regsiter's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), heir 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.

Susan E Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 29th day of December, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Noorialai Sakwall and Hasina Sakwall
417 E. Thompson Lane
Nashville, TN 37211

Tax Parcel No 16104004800

Property Address: 301 April Ln
Nashville, TN 37211

MAIL TAX
BILLS TO: owner at owner's 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 $130,000.00 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 24th day of December, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Sartin, 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 Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sartin, 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

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY