This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16822

BILL GARRETT, Davidson County
Trans:T20160107824 DEEDWARR
Recvd: 12/08/16 08:25 2 pgs
Fees:13.00 Taxes:987.53
20161208-0128755

Send Tax Bills To:
SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

New Owner is:
Nechirvan A. Sadigh
7309 Sugarloaf Drive
Nashville, TN 37211

MAP: 181-01-0B

PARCEL: 173.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Larry Patrick Ward, Jr. and wife, Margaret Rose Ward**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nechirvan A. Sadigh and Rondk Abdullatif, husband and wife,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **7309 Sugarloaf Drive, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 129, on the Plan of Section Three, Addition to Sugar Valley, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Larry Patrick Ward, Jr. and wife, Margaret Rose Ward, by Quitclaim Deed from Larry Patrick Ward Jr. and wife, Margaret Rose Ward f/k/a Margaret Rose Delashmutt, dated 3/21/16 and recorded 4/18/16 in Instrument No. 20160418-0037036; and being the same property previously conveyed to Larry Patrick Ward, Jr. and wife, Margaret Rose Delashmutt, by Warranty Deed from Michael Lee Jones and wife, Roslyn Ruth Jones, dated 10/28/13 and recorded 10/29/13 in Instrument No. 20131029-0112142, Register's Office for Davidson County, Tennessee.

LW MW

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of December, 2016.

GRANTOR(S):

LARRY PATRICK WARD, JR.

MARGARET ROSE WARD

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Larry Patrick Ward, Jr. and Margaret Rose Ward**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of December, 2016.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-5-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$266,900.00**.

AFFIANT

SWORN TO and subscribed before me this 2nd day of December, 2016.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 11-5-18