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

Davidson County DEEDWARR
Recvd: 03/22/17 15:30 3 pgs
Fees:18.00 Taxes:800.31
20170322-0028211

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of March, 2017, by and between Madgi Rezhallah, married, party of the first part, and Valerie S. Weldon, a married woman 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. 16 ON THE PLAN OF TREPPARD HEIGHTS, SECTION 7, OF RECORD IN BOOK 2900, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 16, WHICH IS A CORNER LOT, FRONTS 107.27 FEET ON THE WESTERLY MARGIN OF PHEASANT DRIVE AND FRONTS 293.00 FEET ON THE SOUTHERLY LINE OF SAID LOT, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.17 FEET AND EXTENDS BACK 315.1 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 162.2 FEET THEREON.

Being all or part of the same property conveyed to Magdi Rezkallah by virtue of that certain Special Warranty Deed dated May 25, 2016, and being of record at Instrument No. 20160607-0057433 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 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictiosn at Plat Book 2900, Page 13 and Book 3987, Page 193 in said Register's Office, Tennessee; 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.

Madgi Rezhallah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 10th day of March, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Valerie S. Walden
3947 Pheasant Dr
Nashville, TN 37218

Tax Parcel No 05913000500

Property Address: 3947 Pheasant Dr.
Nashville, TN 37218

MAIL TAX
BILLS TO: Bank of England
5 Statehouse Plaza #500
Little Rock, AR 72201

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 $216,300.00 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 10th day of March, 2017.

Notary Public

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020



Certificate of Authenticity

I, Jennifer Chandler-Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020