WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,000.00**

Amar Latif
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 TH DAY OF OCTOBER, 2005.

Denise White
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

DENISE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jafar Naji	**Bank of America, N.A.**	**142-14-187**
(NAME) 1045 Dolphin Common	(NAME) **900 West Trade Street**	
(ADDRESS) Fremont, CA 94536	(ADDRESS) **Charlotte, NC 28255**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Anita C. Ramos, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jafar Naji, married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 704, on the Plan of Section Three, Harpeth Woods, of record in Book 5200, page 270, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anita Ramos, unmarried by deed from Joel A. Benson and wife, Wendy R. Benson of record in Instrument No. 20010913-0099999 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year

unimproved ☐

This is improved ☒ property, known as **7565 Old Harding Pike, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 5th day of October, 2005.

Davidson County DEEDWARR
Recvd: 10/07/05 09:50 3 pgs
Fees:18.00 Taxes:503.20
20051007-0121150

Anita C. Ramos
Anita C. Ramos

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 5th day of October, 2005.

Commission expires

DENISE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Denise White
Notary Public

LIMITED POWER OF ATTORNEY TO PURCHASE AND/OR ENCUMBER REAL PROPERTY

KNOW ALL MEN BY THESE PRESENTS that Jafar Naji of Alameda **County, State of** California **, does** by these presents hereby make, constitute and appoint, **Amar Latif of** Davidson **County, State of Tennessee, his** true and lawful attorney-in-fact for **him** and in **his** name, place and stead to perform the following enumerated acts in order to purchase a certain tract of real property located in **Davidson County, Tennessee known as 7565 Old Harding Pike, Nashville, TN 37221.** This power shall include the right to perform the following specific acts in reference to the aforementioned transaction:

1. To make, draw, sign or endorse in my name any promissory note which shall be requisite in borrowing money to close the aforementioned transaction.

2. To sign and deliver as collateral for the aforementioned note, a Deed of Trust encumbering the aforesaid property, which Deed of Trust may contain the usual provisions and covenants that are standard in the State of Tennessee.

3. To sign and deliver a settlement statement and any additional documents that may be deemed necessary by the lender in order to close the aforementioned transaction.

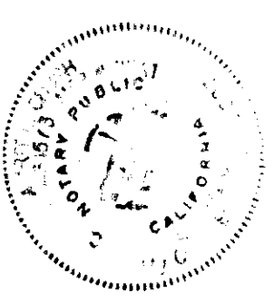
In addition to the foregoing, the Grantor does hereby grant and give unto said attorney-in-fact full authority and power to do and perform any and all other acts necessary or incident to the performance and execution of the specific powers herein expressly granted with power to do and perform all acts authorized hereby, as fully and to all intents and purposes as the Grantors might or could do if personally present, with full power of substitution.

The Grantor further directs that this Limited Power of Attorney shall remain in full force and effect and shall not be revoked by operation of law in the event of Grantor's mental or physical disability. This Limited Power of Attorney shall remain in full force and effect until there is recorded in the Register's Office of **Davidson County,** Tennessee, a written revocation of this Limited Power of Attorney which has been duly signed by the Grantor.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the 3rd day of October, 2005

J. Naji

Jafar Naji



STATE OF CALIFORNIA
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for the State of County aforesaid, **Jafar Naji**, ~~with~~ whom I ~~am personally acquainted~~, or proved to me on the basis of satisfactory evidence, and who acknowledged that **he** executed the foregoing Limited Power of Attorney for the purposes therein contained.

Witness my hand and official seal at Fremont, California on this 3rd day of October, 2005

NOTARY PUBLIC

MY COMMISSION EXPIRES:
07-20-07

AMRIT L. CHUGH
COMM. # 1431573
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. July 20, 2007

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215