File No. 280400749

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 05/08/08 14:17 2 pgs
Fees:13.00 Taxes:270.10

20080508-0047886

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahad S. Nasab	Countrywide Bank, FSB	149-02-OA-096.00
(NAME)	(NAME)	
315 Westchester CT	1520 Memorial Blvd, Ste 104	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, Samuel W. Boshra and Ingi Soliman, husband and wife,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ahad S. Nasab, a married man,** hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 26-B Zone Lot Division of Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 & 32 Piccadilly Square, Phase 1, as of record in Plat Book 5200, Pages 720-722 as amended in Plat Book 6250, Page 468, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Samuel W. Boshra by Warranty Deed dated April 30, 2002 from Martha W. Whitley of record in Instrument Number 20020509-0057336, Register's Office for said County.

Subject to all matters as set forth per Plat Book 5200, Page 720-722 and Plat Book 6250 Page 468. Davidson County Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable. Sewer Easement as shown of record in Book 6186, Page 238; Book 6251, Page 616; Book 6530, Page 819 and Book 6846, Page 653.Utility Easement as shown of record in Book 6298, Page 491.Water Easement as shown of record in Book 6846, Page 606.Restrictive Covenants, Bylaws and Charter of HOA for Piccadilly Square of record in Book 6236, Page 683; Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534, Amendments of record in Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6295, Page 596 and Book 6295, Page 602. Restrictive Covenants for Piccadilly Square of record in Book 6300, Page 409, Amendments of record in Book 6300, Page 431 and Book 6300, Page 439.Restrictive Covenants for Piccadilly Square of record in Book 6306, Page 833; Book 6496,Pge 100; Book 6496, Page 107; Book 6496,Page 114; Book 6518,Page 184 and Book 6518, Page 190 and Book 6830, Page 739. Quit Claim to HOA for Common Areas as shown of record in Book 6236, Page 680; Book 6295, Page 503 and Book 7778, Page 366. Amendment of Charter of Homeowner's Association of record in Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; Book 6300, Page 423; Book 7288, Page 963, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1031 Regents Park Circle, Antioch, TN 37013
(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 GRANTEE(S), HIS 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), HIS 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 hands this 30th day of April, 2008.

Samuel W. Boshra

Ingi Soliman

MRLEEN ZAKHARY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Samuel W. Boshra the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of April, 2008.

Commission expires: 07/11/2011

Notary Public

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 Ingi Soliman the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

MRLEEN ZAKHARY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand at office this 30th day of April, 2008.

Commission expires:

Notary Public

Expires: 07/11/2011

File Number: 280400749

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167