WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,500.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **6/30/2010** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100041975 DEEDWARR
Recvd: 07/09/10 08:28 2 pgs
Fees:13.00 Taxes:475.45
20100709-0053642

Angella McCord
NOTARY PUBLIC
STATE OF TENNESSEE
Sumner County, TN

WARRANTY DEED

This Instrument Prepared By:
Four Star Title, LLC
541 North Mt. Juliet Road, Suite 2201A , Mt. Juliet, TN 37122
File #**10-0088**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Y. Miller and Carl W. Miller	**Acopia, LLC**	**06114021400**
(NAME) **805 Gillock Street**	(NAME) **306 Northcreek Blvd.**	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) **Goodlettsville, TN 37072**	
(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, **Abdul R. Ashari,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa Y. Miller and Carl W. Miller, wife and husband,** 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 1, MAPLEWOOD HOME TRACT SUBDIVISION, RESUBDIVISION OF PART OF LOT NO. 73 ON THE PLAN OF THE SUBDIVISION OF MAPLEWOOD HOME TRACT, as shown on plat of record in Plat Book 6050, Page 294, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Richard McGee and wife, Winifred J. McGee to Abdul R. Ashari, W. T. Clinard and wife, Jessie B. Clinard as recorded on the 26th day of January, 1984 in Book 6221, Page 315; part of Quitclaim Deed from W. T. Clinard and wife, Jessie B. Clinard to Abdul R. Ashari as recorded on the 15th day of October, 1993 in Book 9116, Page 575 and part of Quitclaim Deed from Abdul R. Ashari to Sayed Musa Ashari, married, and Sayeda Ashari, unmarried as recorded on the 6th day of September, 2005 in Instrument No. 20050906-0106848, and by Corrective Quitclaim Deed, to correct the legal description and recorded at Instrument No. 20100709005364 1, Register's Office of Davidson County, Tennessee.

Latifa Ashari, spouse of Abdul R. Ashari, joins in the execution of this instrument for the purpose of conveying her marital interest to said property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **805 Gillock Street, Nashville, TN 37216**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **June, 2010.**

Abdul R. Ashari

Latifa Ashari

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Abdul R. Ashari and Latifa Ashari,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **30th** day of **June, 2010.**

NOTARY PUBLIC

Shella McCorkle
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

My Commission Expires: 3/21/2011