WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,500.00

Lauren J. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2011.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iqtidar Ahmad Shirazi	Bank of America	172-14B-149.00 CO
(NAME)	(NAME)	
204 Wallingford Square	P.O. Box 6500090	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75265-0700	
(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, Timothy J. Gilbreath, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Iqtidar Ahmad Shirazi and wife, Sarwat Shirazi, 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. 149 on the Plan of Winfield Park, Phase I, Section 2, Revision 1, a Planned Unit Development, as recorded in the Register's Office of Davidson County, Tennessee, as Instrument Nos. 20010313-0024087, 20000225-0018479, and 20000225-0018480, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy J. Gilbreath, by deed of record in Instrument Number 20000814-0080379Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/27/11 10:04 3 pgs
Fees:18.00 Taxes:1307.95
20110627-0048846

unimproved ☐

This is improved ☒ property, known as 204 Wallingford Square, Nashville, TN 37211
(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 21st day of June, 2011.

Timothy J. Gilbreath by Tim Warren, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 21st day of June, 2011 before me personally appeared Tim Warren, the person who executed the foregoing instrument on behalf of Timothy J. Gilbreath, and acknowledged that he executed the same as the free act and deed of the said Timothy J. Gilbreath, through Power of Attorney granted 06/14/11 by the said Timothy J. Gilbreath.

Witness my hand and official seal at Franklin, Tennessee this 21st day of June, 2011.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Williamson

Personally appeared before me, the Undersigned, a notary public for this county and state, Kim Hollingshead 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: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE