WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/12 12:08 2 pgs
Fees:13.00 Taxes:407.00
20121227-0119359

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of December, 2012.

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Saeed Chalky	205 Holt Hills	16206016100
215 A-B Townes Drive	Nashville, TN 37211	
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jamil Tayip**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Saeed Chalky and Aziza Tayip, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot 134, Fair Oaks Subdivision, Section 2, as shown on plat of record in Plat Book 4460, Page 52 and 53, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jamil Tayip from USBank NA, as Trustee, by Special Warranty Deed on February 21, 2007, of record in Instrument Number 20070307-0027953, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 4460, Page 52 and 53, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4556, Page 718; Book 4475, Page 863 and Book 4289, Page 198, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4520, Page 211, Register's Office for Davidson County, Tennessee.

This is improved property known as: **215 A-B Townes Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 26, 2012.

Jamil Tayip

BY: Jamil Tayip by
Bawer Tayip, Attorney-in-fact
Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Bawer Tayip, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Jamil Tayip, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jamil Tayip, the bargainor(s), by the said Bawer Tayip, as Attorney-in-Fact.

WITNESS my hand and seal, this 26th day of December, 2012.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY