 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $220,000.00 Mohammed N. Amer Affiant Subscribed and sworn to before me, this 15th day of May, 2013 Notary Public My commission expires: 4-25-16

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mohammed N. Amer	**New Owner**	**172 04 0A 053.00**
1449 Timber Ridge Circle		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Tracy L. Downey and Christina J. Downey, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mohammed N. Amer and Sameena Arjumand, husband and wife

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 53 on the plan of Phase Two, Highlands of Brentwood, (formerly Brentwood Highlands), of record in Instrument No. 20000209-0013331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tracy L. Downey and Christina J. Downey, husband and wife by Deed from NVR, INC., T/A Ryan Homes, A Virginia Corporation, of record at Instrument No. 20010406-0034054, Register's Office for Davidson County, Tennessee, dated March 30, 2001, and recorded on April 6, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1449 Timber Ridge Circle, Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20130040858 DEEDWARR
Recvd: 05/16/13 10:39 2 pgs
Fees:13.00 Taxes:814.00
20130516-0049370

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 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/our hand(s) this 15th day of May, 2013.

Tracy L. Downey by Christina J. Downey, his Attorney-In-Fact 5/15/13
Tracy L. Downey by Christina J. Downey, his Attorney-In-Fact

Christina J. Downey
Christina J. Downey

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Christina J. Downey, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2013.

Notary Public

My Commission Expires: 4-25-16

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christina J. Downey**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf Tracy L. Downey for the purposes therein contained, and who further proved to me that she is the **Attorney-in-Fact for Tracy L. Downey**, and is authorized by him to execute this instrument on his behalf.

This the 15th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 4-25-16

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

File #: **130120AW**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027