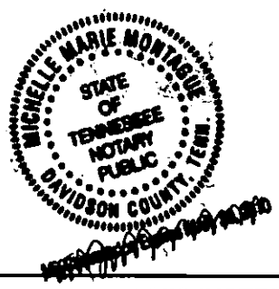
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Angela J. Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MD Abdual Hannan	SunTrust Mtg. Inc.	091-05-0C-748.00
(NAME)	(NAME)	
748 Vernon Avenue	401 Commerce St. Ste 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130079049 DEEDWARR
Recvd: 09/12/13 09:43 2 pgs
Fees:13.00 Taxes:462.50
20130912-0096176

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Tina V. Crawford, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MD Abdual Hannan and MST Rokeya Khatun* 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:

*husband and wife

Land in Davidson County, Tennessee, being Unit No. 748 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Vernon Avenue Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20061024-0131877 for a more complete identification and description of said units.

Being the same property conveyed to Tina V. Crawford, an unmarried woman by Warranty Deed from Vernon Avenue Partners, LLC, a Tennessee limited liability company, recorded on the 22nd day of December, 2006 in Instrument No. 20061222-0157891, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Instrument Number 200610240131878, said Register's Office; easements and set back lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 748 Vernon Avenue, Nashville, TN 37209
(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 3rd day of September, 2013.

Tina V. Crawford

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 3rd day of September, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tina V. Crawford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015