BILL GARRETT, Davidson County
Trans:T20130087362 DEEDWARR
Recvd: 10/09/13 09:57 2 pgs
Fees:13.00 Taxes:680.80
20131009-0105990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 184,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2013.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HEM DARJEE **BHIM DARJEE**	**US BANK, NATIONAL ASSOCIATION**	**147120B01100CO**
4061 HOLLIS HILL DRIVE	**3180 RIDER TRAIL SOUTH**	
NASHVILLE, TN 37211	**EARTH CITY, MO 63045**	

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,

AKRAM M. HASAN, MARRIED, and MOAFAK MUSA HASAN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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

HEM DARJEE AND BHIM DARJEE, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Final Plat of Classic Meadows, of record in Instrument No. 20040715-0084487 and by surveyors certificate of correction of record in Instrument No., 20050303-0023638, Register's Office for said County, to which reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO AKRAM M. HASAN, MARRIED, AND MOAFAK MUSA HASAN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, DATED 09/25/2006 RECORDED ON 09/27/2006 IN INSTRUMENT NO. 20060927-0119310 SAID REGISTER'S OFFICE FOR SAID COUNTY. SOFIA HASAN HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE AS THE SPOUSE OF AKRAM M. HASAN.

POWER OF ATTORNEY AUTHORIZING BEJAR ARIMAN TO SIGN AS POWER OF ATTORNEY FOR MOAFAK MUSA HASAN AND SOFIA HASAN ARE OF RECORD IN INSTRUMENT NO. 20131009-0105987 AND INSTRUMENT NO. 20131009-0105989, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4061 HOLLIS HILL DRIVE, NASHVILLE, TN 37211.

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 in 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 3rd day of October, 2013.

AKRAM M. HASAN

Moafak Musa Hasan by: Bejar Ariman Attorney in Fact
MOAFAK MUSA HASAN
BY: BEJAR ARIMAN
ATTORNEY IN FACT

Sofia Hasan by: Bejar Ariman Attorney in Fact
SOFIA HASAN
BY: BEJAR ARIMAN
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, AKRAM M. HASAN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2013.

Notary Public

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7-24-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BEJAR ARIMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument in behalf of MOAFAK MUSA HASAN and SOFIA HASAN, and who acknowledged that he executed the same as the free act and deed of MOAFAK MUSA HASAN and SOFIA HASAN.

Witness my hand, at office, this 3rd day of October, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY