WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of April, 2014 Notary Public MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-19736

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dilgash Ikram Ali	Dilgash Ikram Ali	182010A08200CO
(NAME)	(NAME)	
3229 Hidden Creek Dr	2959 S. Jebel Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Aurora, CO 80013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Julie Robey, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dilgash Ikram Ali, married**, 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, more particularly described as follows:

Being Lot No. 82 Sunset Hills, Phase One, Section Two, as shown of record in Plat Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Julie Robey by Warranty Deed from Lake Forest Homes, Inc. dated October 15, 2008, of record in Instrument No. 20081020-0105352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3229 Hidden Creek Dr, Antioch, TN 37013

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, has 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.

BILL GARRETT, Davidson County
Trans: T20140025640 DEEDWARR
Recvd: 04/16/14 10:45 2 pgs
Fees: 13.00 Taxes: 666.00

20140416-0031712

Witness our hands this **11th** day of **April, 2014**

Julie Robey by Katherine R. Pack, Attorney in fact

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STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Katherine R. Pack** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Julie Robey**, as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and official seal on this the 11th day of April, 2014.

Notary Public

My Commission Expires:



My Comm. Exp. 10-24-2017