Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140051921 DEEDWARR
Recvd: 07/18/14 10:45 2 pgs
Fees:13.00 Taxes:1935.10
20140718-0063886

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $523,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2014.

Notary Public
My commission expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1406-49106

Address of New Owner:	Send Tax Bills to:	Tax Information
Ahmad M. Rabi 2504 Vaulx Ln. Nashville TN 37204	Farmington Mortgage 2002 Richard Jones Rd, #300A Nashville, TN 37215	118-02-0-I-001.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason Proby, married, hereinafter referred to as Grantors, has bargained and sold, and does hereby transfer and convey to Ahmad M. Rabi, hereinafter called the Grantees, their successors 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 Unit No. 2504, together with the appurtenant interest in the common elements of Townhomes at 2504 Vaulx Avenue, a horizontal property regime with private elements established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20110830-0066916, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions, and Restrictions, and being located upon Lot No. 2 on the Plan of Resubdivision (Partition) of George W. Lester, Jr. Property of record in Instrument No. 20110728-0057815, Register's Office for Davidson County, Tennessee,to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Proby, a single man by deed from Dream Build Nashville, LLC, a Tennessee limited liability company, dated June 29, 2012, recorded July 2, 2012, of record in Instrument No. 20120702-0057871, Register's Office for Davidson County, Tennessee.

Megan Proby, spouse of Jason Proby is joining in the execution of this instrument to convey any marital interest she may have in the property.

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 property is improved property known as 2504 Vaulx Ln., Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of July, 2014.

Jason Proby by Megan Proby, Attorney-in-Fact attorney in fact

Megan Proby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Megan Proby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of July, 2014.

State of Tennessee at Large

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission expires 12/27/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Megan Proby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jason Proby and that she is authorized by Jason Proby to execute this instrument on his behalf.

WITNESS my hand and official seal at Brentwood, TN, this 15th day of July, 2014.

Notary Public

My commission expires: 12/27/17

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON