WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/14 14:06 3 pgs
Fees:18.00 Taxes:719.65
20141120-0107095

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 2014

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

MST 2014-0989

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adel Habib Mary Bishay	U.S. Bank Home mortgage	172-04-0A-131.00
(NAME) 1280 Brentwood Highlands	(NAME) 7601 Penn Ave S, Ste A1	
(ADDRESS) Nashville, TN37211	(ADDRESS) Richmond, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Shilina B. Chatterjee n/k/a Shilina B. Brown Deron H. Brown, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adel Habib and wife, Mary Bishay,** 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. 23 on the Plan of First Revision to Final Plat of Phase 3 Highlands of Brentwood of record in Plat at Instrument No. 20010920-0101749 and revised in Instrument No. 20060222-0020873, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shilina Chatterjee, n/k/a Shilina B. Brown and Deron H. Brown by deed from Shilina Chatterjee of record in Instrument No. 20081218-0121044 Register's Office for Davidson County, Tennessee, dated December 18, 2008 and recorded on December 18, 2008.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records Subject to all matters shown on the Plan of record as Instrument Number 20010920-0101749 and revised in Instrument No. 20060222-0020873, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Easements, Covenants, Conditions and Restrictions for Highlands of Brentwood recorded in Book 11189, Page 612 with By-Laws appended thereto, of record in Book 11356, page 815, Book 11629, page 906, Instrument Number 20020722-0087704 and Instrument Number 20021121-0144877, Register's Office for Davidson County, Tennessee. Charter of Highlands of Brentwood Homeowners Association, Inc., of record in Book 11595, page 872, Register's Office for Davidson County, Tennessee. Easement granted in favor of Bell South of record in Book 11608, page 467, Register's Office for Davidson County, Tennessee. Reservation and Grant of Easement contained in instrument of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7461, page 805, Register's Office for Davidson County, Tennessee. Conveyance of Open Spaces and Common Areas to Highlands of Brentwood Homeowners Association, Inc., of record in Instrument Number

20040827-0103643, Register's Office for Davidson County, Tennessee. Quitclaim Deeds for open space of record in Book 11629, Page 909 and Instrument No. 20004070035205 Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1280 Brentwood Highlands, Nashville, TN 37211
(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/our hand(s) this 19th DAY OF Nov, 2014

Shilina B Brown by Deron H Brown, POA

Shilina B. Brown

Deron H. Brown

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Deron H. Brown, with whom I am personally acquainted (or provided 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 and official seal, this the 19th day of Nov, 2014

Notary Public

My Commission Expires: 7-5-16

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, and for State and County, personally appeared Deron H. Brown, Attorney in fact for Shilina B. Brown, with named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the he executed the foregoing instrument of behalf of and as attorney in fact for the said Shilina B. Brown, as her free act and deed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14th day of Nov 2014

Notary Public

7-5-16

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Return to:
Fearnley, Martin & McDonald
25 Century Blvd, #212
Nashville, TN 37214

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18