File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001181 DEEDWARR
Recvd: 01/06/15 14:37 2 pgs
Fees:13.00 Taxes:740.00
20150106-0001456

G-TG-14-7832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-17-2017

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Gerlach and Jodi Gerlach	Churchill Mortgage Corporation	
(NAME) **7832 Harpeth View Drive**	(NAME) 761 Old Hickory Blvd., Ste. 400	**156-1-B-13.00 CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SALEEM M. ABDY AND WIFE, KHATOON HAJI,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS GERLACH AND JODI GERLACH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 13, HARPETH VIEW SUBDIVISION, as shown on plat of record in Plat Book 6900, Page 319, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Saleem M. Abdy, a married person and wife, Khatoon Haji by Special Warranty Deed from Household Financial Center, Inc., recorded on the 14th day of November, 2005 in Instrument No. 20051114-0137054, in the Register's Office of Davidson County, Tennessee.

The said Khatoon Haji is one and the same person as Khatoo Haji as listed on the Specific Power of Attorney recorded simultaneously herewith.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH VIEW SUBDIVISION, as recorded in Plat Book 6900, Page(s) 319.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7112, Page 341, Book 7242, Page 537 and Book 10940, Page 605.
- Terms and provisions of by-Laws recorded in Book 7112, Page 350, Book 7242, Page 546 and Book 10940, Page 619.
- Charter of Homeowners Association recorded in Book 7306, Page 411 and Book 10940, Page 614.
- Easement for Public Utilities, recorded in Book 8436, Page 543.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7832 Harpeth View Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30 DAY OF DECEMBER, 2014.

Saleem M. Abdy

KHATOON HAJI BY SALEEM ABDY
Khatoon Haji by Saleem M. Abdy,
Attorney in Fact

ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SALEEM M. ABDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Saleem Abdy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KHATOON HAJI, and who acknowledged he executed the same as the free act and deed of the said KHATOON HAJI.

Witness my hand and official seal, this the 30th of December, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212