WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/15 08:07 4 pgs
Fees:23.00 Taxes:866.17
20150121-0005699

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,100.00

Affiant

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

Jill L Swicegood
Notary Public

MY COMMISSION EXPIRES: 9/10/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marian Buchanan	NEW OWNER	161130B41200CO
(NAME)	(NAME)	
412 Lazy Creek Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 29th day of December, 2014, by and between **JAWAD AMAN ULLA BABAR AND REKHMINA IFTIKHAR BABAR, HUSBAND AND WIFE,** party of the first part, and **MARIAN BUCHANAN, AN UNMARRIED WOMAN,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Unit No. 412 of Creekside of Brentwood, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Amended and Restated Master Deed for Creekside of Brentwood, of record in Instrument Number 200502040013611, as amended in Instrument Number 200503290034131, Instrument Number 200508220100021 and Instrument Number 200706220075126, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Final Plat of Creekside at Brentwood as shown on plat of record in Instrument Number 200907300071237, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to Rekhmina Iftikhar Babar and husband, Jawad Aman Ulla Babar by Warranty Deed from Kristin R. Golebiowski, married, dated 8/16/2013, of record in Instrument Number 201308190086854, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kristin R. Golebiowski, a single person by Warranty Deed from Leslie Michelle Wilkerson, FKA Leslie Michell Harris, a married person, dated 06/13/2011, of record in Instrument Number 201106160046321, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Jawad Aman ulla Babar

JAWAD AMAN ULLA BABAR

Rekhmina Iftikhar Babar

REKHMINA IFTIKHAR BABAR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAWAD AMAN ULLA BABAR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of December, 2014

Commission expires: MY COMMISSION EXPIRES MAY 3rd 2016

Heather Carpenter

Notary Public

HEATHER CARPENTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named REKHMINA IFTIKHAR BABAR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of December, 2014

Commission expires:

MY COMMISSION EXPIRES MAY 3rd 2016

Heather Carpenter

Notary Public

HEATHER CARPENTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT B

All matters shown on the plat of recorded as Instrument Number 200907300071237, Davidson County, in the state of Tennessee.

Master Deed and By-Laws recorded as Instrument Number 200407020079260, as amended and restated in Instrument Number 200502040013611, Instrument Number 200503290034131, Instrument Number 200508220100021 and Instrument Number 200706220075126, said Register's Office.

Subject to rights of others in possession under the terms and conditions contained in the Memorandum of Site Lease Agreement of recorded as Instrument Number 200004030032883, as amended in Instrument Number 200403050025830 and assigned in Instrument Number 200007140069736, said Register's Office.

Subject to rights of others in possession under the terms and conditions contained in the Ground Lease of recorded as Instrument Number 200403050025837, as assigned in Instrument Number 201102030009711, said Register's Office.

Charter of the Homeowner's Association of recorded as Instrument Number 200412170150431, said Register's Office.

Quit Claim Deed from Pulte Homes Tennessee Limited Partnership and Creekside of Brentwood Homeowners Association, Inc. as to common areas recorded as Instrument Number 200807240075832, said Register's Office.

Quitclaim Deed as to Site Lease by and between Creekside of Brentwood Homeowners Association, Inc. and SBA Communications Corporation recorded as Instrument Number 201407230065538, said Register's Office.

Grant of Transmission Line Easement of recorded in Records Book 2438, Page 376, said Register's Office.

Agreement for Dedication of Easement for Water Main and Appurtenances of recorded in Records Book 6408, Page 486, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of recorded in Records Book 7250, Page 758 and Records Book 7267, Page 41, said Register's Office.

Easement of recorded in Records Book 7859, Page 398, said Register's Office.

Drainage Easement and Development Agreement of recorded as Instrument Number 200403050025834, said Register's Office.

Access and Grading Easement Agreement of recorded as Instrument Number 200403050025838, said Register's Office.

Access and Utility Easement of recorded as Instrument Number 200403050025839, said Register's Office.

Stormwater Detention Agreement recorded as Instrument Number 200407200086492, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

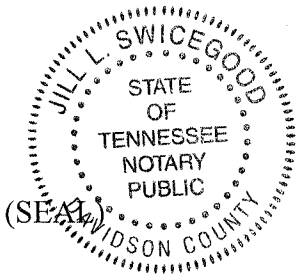
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018