WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/1/18
(AFFIX SEAL)

ANGELA ROBERTSON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20150015977 DEEDWARR
Recvd: 03/04/15 12:57 2 pgs
Fees:13.00 Taxes:621.23
20150304-0018978

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Lawrence Phillips	F & M Bank	114-08-0C
(NAME)	(NAME)	(MAP)
7277 Charlotte Pike, Unit 314	P.O. Box 451	106.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Clarksville TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Harras Bin Zaid and Zaid Maqbool, joint tenants with right of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **John Lawrence Phillips and Nicole Phillips, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Unit 101 on the Plan of West Park Phase 3, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq as amended Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions West Park, Phase 3 of record as Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee, and also amended in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Harras Bin Zaid and Zaid Maqbool, joint tenants with right of survivorship, by Warranty deed from Scot J. Cottick, married and wife Heather Diane Cottick of record in Instrument No. 20100419-0029393 Register's Office for Davidson County, Tennessee, dated April 15, 2010 and recorded on April 19, 2010.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 7277 Charlotte Pike, Unit 314, Nashville, Tennessee 37209

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 23rd day of February, 2015.

Harras Bin Zaid
By G. Stan Gunselman, Attorney in Fact

Zaid Maqbool
By G. Stan Gunselman, Attorney in Fact

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 G. Stan Gunselman, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Harras Bin Zaid and that he is authorized by Harras Bin Zaid to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, TN, this 23rd day of February, 2015.

Notary Public

LEE CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: 1/9/2016

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 G. Stan Gunselman, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Zaid Maqbool and that he is authorized by Zaid Maqbool to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, TN, this 23rd day of February, 2015.

Notary Public

LEE CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: 1/9/2016