THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF MARCH, 2015. Notary Public MY COMMISSION EXPIRES: March 1, 2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150021800 DEEDWARR
Recvd: 03/25/15 13:20 2 pgs
Fees:13.00 Taxes:632.70
20150325-0025686

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Youssef Hannat and Tamanna Qureshi	NEW OWNER	
400 Roma Court		06111028600
Nashville, TN 37211		
(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, I, **Richard Duncan, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Youssef Hannat and Tamanna Qureshi, husband and wife,**

HEREINAFTER CALLED THE GRANTEE, HIS 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 a lot in the northwest corner of Lot "A" of the Monte Vista Plan of lots, of record in Book 421, page 143, Register's Office for said County, and described as follows:

Beginning at the northwest corner of the lot owned by Mrs. Sarah Woodwine at an iron pin on the south margin of Alpine Avenue which is 40 feet wide, and running from said beginning point along the margin of Alpine Avenue, North 62 ½ degrees West about 85 feet to the beginning of a curve, radius 112 feet; thence along arc of said curve westerly 90 feet, more or less, to the end of curve and thence in a straight line 19 feet, more or less to an iron pin, which is situated 46 ½ feet from the edge of the paved part of Gallatin Road or Highway No. 31; the total frontage on Alpine Avenue being approximately 117 feet; thence along the line parallel to the center line of Gallatin Road approximately South 20 degrees West 234 feet to an iron pin at Hampton's northwest corner; thence with his north line South 62 ½ degrees East 111 ½ feet to an iron pin, Mrs. Sarah Woodwine's corner; thence North 20 degrees East with her west boundary 268 ½ feet to the point of beginning, and containing approximately ½ acre.

INCLUDED IN THE ABOVE BUT EXCLUDED IS THAT PORTION DESCRIBED IN THE DEEDS Of RECORD IN BOOK 1367, PAGE 227, BOOK 1468, PAGE 115 AND BOOK 2491, PAGE 69, SAID REGISTER'S OFFICE.

Being the same property conveyed to Richard Duncan by Warranty deed from Brother's Investments, Inc. of record in Instrument No. 20100701-0051607 Register's Office for Davidson County, Tennessee, dated June 29, 2010 and recorded on July 01, 2010.

This property has never been the residence of the Grantor or Grantor's spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4018 Gallatin Pike, Nashville, TN 37216.**

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 hand this the 24 day of March, 2015.

Richard Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 24 day of March, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE