BILL GARRETT, Davidson County
Trans:T20150025211 DEEDWARR
Recvd: 04/06/15 14:57 2 pgs
Fees:13.00 Taxes:7770.00
20150406-0029873

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Treg Warner 4407 Hunt Place Nashville, TN 37215	Same as Owner	105-09-0-470.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ASHRAF W. MANNAN and MECHEAL A. FALTAS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **TREG WARNER**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of Lot No. One, Section Eighty-Nine, Edgehill Estates, of record in Book 5800, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ASHRAF W. MANNAN AND MECHEAL A. FALTAS, by deed from INVESTMENT GROUP OF NASHVILLE, INC., of record on 08/03/2012, in Instrument No. 20120803-0068982, Davidson County Register of Deeds.

This is improved property known as **1505 12th Avenue South, Nashville, Tennessee 37203 .**

This conveyance is subject to the following exceptions:

1. 2015 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. Map/Parcel No. 105-09-0-470.00.
2. All matters shown on the Plan of record in Book 5800, Page 21, Register's Office for Davidson County, Tennessee.
3. A water and utility easement as set forth in the deed of record in Book 5410, Page 195, Davidson County, Tennessee.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **31st** day of **March, 2015**:

Ashraf Ma
Ashraf W. Mannan

Mecheal A. Faltas

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 **ASHRAF W. MANNAN**, the 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 31st day of March, 2015:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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 **MECHEAL A. FALTAS**, the 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 31st day of March, 2015:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $2,100,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2015:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON