WARRANTY DEED

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 116
Hendersonville, TN 37075

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

P-EX-15-810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 12/18/17
(AFFIX SEAL)

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)
Robert Taylor Harris	**CMC Funding, Inc.**	
(NAME)	(NAME)	
810 Bellevue Road, Unit 287	**804 Green Valley Rd., Ste. 106**	**142-06-0B-287.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Greensboro, YN 27408**	
(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 **ATHER A. KHAN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT TAYLOR HARRIS, SINGLE MAN,** 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 Unit No. 287, Building No. 53, of "Peppertree" Creekside Meadows Condominiums, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, Page(s) 128 through 130 inclusive, Register's Office of said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Ather A. Khan, married by Special Warranty deed from Federal National Mortgage Association of record in Instrument No. 20121022-0096652 Register's Office for Davidson County, Tennessee, dated August 14, 2012 and recorded on October 22, 2012.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4675, Pages 128 through 130, inclusive;
- Master Deed of record in Book 4834, Page 257, amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6237, Page 644, Book 6535, Page 724, Book 6874, Page 354 and Book 7610, Page 973;
- HOA Charter of record in Book 4836, Page 610;
- Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument No. 20040603-0065549;
- Agreement regarding erection of fence of record in Book 5519, Page 80;
- Grant of Easement of record in Instrument No. 20140902-0079894, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 Bellevue Road, Unit 287, 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.

BILL GARRETT, Davidson County
Trans:T20150044501 DEEDWARR
Recvd: 06/05/15 13:50 2 pgs
Fees:13.00 Taxes:325.60
20150605-0053079

Witness my/our hand(s) this the 29th DAY OF MAY, 2015.

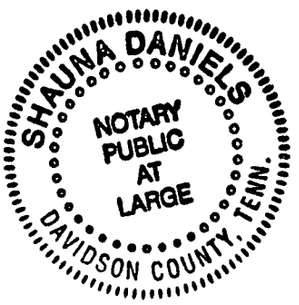
Ather A. Khan by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 ATHER A. KHAN, and who acknowledged he/she/they executed the same as the free act and deed of the said ATHER A. KHAN.

Witness my hand and official seal, this the 29th of May, 2015.

Notary Public
My Commission Expires: 3/7/17
(SEAL)



RETURN TO:
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Nashville, TN 37212