WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150099402 DEEDWARR
Recvd: 11/23/15 10:51 2 pgs
Fees: 13.00 Taxes: 554.63
20151123-0118501

P-BR-15-101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Daniel Edwards	**Mortgage Investors Group**	
(NAME)	(NAME)	**062-02A-157.00CO**
101 Paddle Wheel Ct	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Knoxville, TN 37923**	
(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 **MEER BABAN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIEL EDWARDS, UNMARRIED,** 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 Lot No. 157 on the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, Page(s) 158 and 159, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Meer Baban by Warranty deed from Nick Norfleet of record in Instrument No. 20121205-0112084, Register's Office for Davidson County, Tennessee, dated October 30, 2012 and recorded on December 05, 2012.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Pages 158 and 159;
- Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, Page 747;
- By-Laws of record in Book 6851, Page 390;
- HOA Charter of record in Book 6851, Page 363;
- Deed of common areas to HOA of record in Book 7907, Page 168;
- Slope easement of record in Book 7296, Page 484;
- FLowage easement of record in Book 2022, Page 83;
- TVA Line easement of record in Book 1163, Page 341;
- Easement for sewer facilities of record in Book 7097, Page 135;
- Agreement of record in Book 7030, Page 798;
- Transmission line easement of record in Book 3959, Page 595;
- Sanitary sewer line easement of record in Book 7097, Page 140 and Book 7593, Page 523;
- Water main easement of record in Book 7097, Page 149 and Book 7593, Page 565, 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: **101 Paddle Wheel Ct, Nashville, Tennessee 37214**.

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.

Witness my/our hand(s) this the 17th DAY OF NOVEMBER, 2015.

Meer Baban

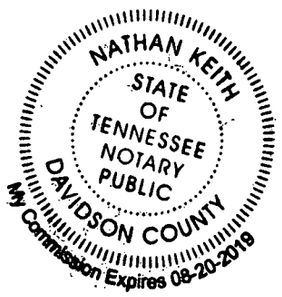
Shlair Raouf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEER BABAN and SHLAIR RAOUF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212