BILL GARRETT, Davidson County
Trans:T20150106881 DEEDWARR
Recvd: 12/18/15 10:03 2 pgs
Fees:13.00 Taxes:747.40
20151218-0127279

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1590

Please Record & Return to:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 370227

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of December, 2015.

MARGARET R. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
Commission Expires: My Commission Expires SEPT. 11, 2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wasiqullah Durani 8339 Rossi Rd. Brentwood, TN 37027	Mortgage Network, Inc. 99 Conifer Hill Drive Danvers, MA 01923	181-11-0C-061.00 CO

WARRANTY DEED

FOR AND IN 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/WE,

Katherine Leaberry Owen FKA Katherine L. Leaberry, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wasiqullah Durani and Sufeia Kakar Yosuf, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 309, on the plan of The Villas at Concord Place, Phase 5 (f/k/a Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in instrument No. 20080318-0027346, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Katherine L. Leaberry, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated 8/19/10 and recorded 8/24/10 in Instrument No. 20100824-0066952, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8339 Rossi Rd., Brentwood, TN 37027.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of December, 2015.

Katherine Leaberry Owen

Katherine Leaberry Owen

Jordan Owen

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Katherine Leaberry Owen and Jordan Owen
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 at Brentwood, Tennessee this 16th day of December, 2015.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 01-18-16

(Notary Seal)

Notary Public
My Commission Expires: 1/18/16