RECORD & RETURN TO:

Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160002820 DEEDWARR
Recvd: 01/12/16 10:31 2 pgs
Fees: 13.00 Taxes: 699.30
20160112-0003112

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $189,000.00.

Affiant

Subscribed and sworn to me on January 8th, 2016.

NOTARY PUBLIC

My Commission Expires: 3.23.2019

SARAH S. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29050SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Latoya Bomar 3505 Colony Point W. Nashville, TN 37217	Castle & Cooke Mortgage 2735 East Parley's Way Suite 305 Salt Lake City, UT 84109	136-06-0-033.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Basharat Ahmed and wife, Farzana Basharat and Abid Ahmed, married**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Latoya M. Bomar, a married woman**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 236, on the Plan of Priest Lake Park, Section 5, of record in Plat Book 4460, pages 174, 175 and 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Basharat Ahmed and wife, Farzana Basharat and Abid Ahmed, married by Warranty from Eugene Harris dated, September 21, 2012, and recorded on October 2, 2012 in Instrument No. 20121002-0089993, Register's Office for Davidson County, Tennessee.

Sadaf Gohar Butt, spouse of Abid Ahmed, hereby joins in the execution of this instrument to convey any marital interest she may have in the subject property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015Davidson County taxes which have been paid by the Grantor and prorated by the parties.
2. Matters shown on Plan of record in Book 4460, pages 174, 175 & 176, Register's Office for Davidson County, Tennessee.

3. Declaration and Restrictions of record in Book 4698, page 969 Register's Office for Davidson County, Tennessee.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3505 Colony Point West, Nashville, TN 37217.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 8th day of January, 2016.

BASHARAT AHMED
Basharat Ahmed

Farzana Basharat
Farzana Basharat

Abid Ahmed

Sadaf Butt
Sadaf Gohar Butt

STATE OF TENNESSEE, COUNTY OF WILSON

Before me personally appeared Basharat Ahmed, Farzana Basharat, Abid Ahmed, and Sadaf Gohar Butt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 8, 2016.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY