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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15115807

BILL GARRETT, Davidson County
Trans:T20160007159 DEEDWARR
Recvd: 01/27/16 13:36 2 pgs
Fees:13.00 Taxes:1739.00
20160127-0007918

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $470,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2016.

Notary Public
My Commission Expires: 3.23.19

SARAH S. GIBSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian K. Niles 6024 BRENTWOOD CHASE DR Brentwood TN 37027-4448	~~New Owner~~ NFM, Inc. 505 Progress Dr., Suite 100 Linthicum, MD 21090	Tax Parcel ID No. 160-16-0B-058.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mobashir Ahmed and Patricia Ann Ahmed, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian K. Niles and Amanda M. Niles, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 61, SECTION 1, REVISION ONE, BRENTWOOD CHASE, as shown on plat of record in Plat Book 9700, Pages 936 through 941, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jae Hyo Kwon and wife, Chang Ho Kwon to Mobashir Ahmed and wife, Patricia Ann Ahmed, as recorded on the 19th day of August, 2014 in Instrument No. 20140819-0075145 and Warranty Deed from Eric Sawyer and wife, Jamie Sawyer to Jae Hyo Kwon, married, as recorded on the 2nd day of May, 2005 in Instrument No. 20050502-0048419, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, REVISION ONE, BRENTWOOD CHASE, as recorded in Plat Book 9700, Page(s) 850 through 855, Revised in Plat Book 9700, Pages 936 through 941.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11388, Page 52, Instrument Nos. 20000531-0053798, 20000831-0086366 and 20150109-0002674.

Charter of Brentwood Chase Community Association recorded at Instrument No. 20000524-0051842.

Easement for Drainage, recorded in Book 7902, Page 389.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11115, Page 281 and Book 11115, Page 286.

Agreement for Dedication of Easement for Water Mains and Appurtenances recorded in Book 8371, Page 320.

This is improved property located at 6024 BRENTWOOD CHASE DR Brentwood TN 37027-4448

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of January, 2016.

Mobashir Ahmed

Patricia Ann Ahmed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mobashir Ahmed and Patricia Ann Ahmed, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018