WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160010888 DEEDWARR
Recvd: 02/09/16 10:00 2 pgs
Fees:13.00 Taxes:1021.20
20160209-0012370

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19 (AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

P-FC-16-5306-T

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)
Jamil A Hossain and Nausheen Karim	**Embrace Home Loans, Inc.**	
(NAME)	(NAME)	**91-11-A-2.00 CO**
5306A Georgia Avenue	25 Enterprise Center	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Newport RI 02842	
(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 **REBEKAH BRUCE NESBITT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMIL A HOSSAIN AND NAUSHEEN KARIM, HUSBAND AND WIFE,** 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 "B" on the plan of 5306 Georgia Avenue Condominiums as established by the Master Deed recorded as instrument number 20070420-0047446, Register's Office for Davidson County, Tennessee. Reference is made to the "Exhibit A" to the said Master Deed for the Plot Plan for said Unit "B".

Being the same property conveyed to Rebekah Bruce Nesbitt by Warranty Deed from Michael Anthony Terry, recorded on the 23rd day of June, 2008 in Instrument No. 20080623-0064143, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 57, Page 103;
- Master Deed of record in Instrument No. 20070420-0047446, as amended in Instrument Nos. 20080623-0064142 and 20080707-0068581;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5306A Georgia Avenue, Nashville, Tennessee 37209**.

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 5th DAY OF FEBRUARY, 2016.

Rebekah Bruce Nesbitt by John Nesbitt as Attorney in Fact

Rebekah Bruce Nesbitt by John Nesbitt as 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 NESBITT, 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 REBEKAH BRUCE NESBITT, and who acknowledged he executed the same as the free act and deed of the said REBEKAH BRUCE NESBITT.

Witness my hand and official seal, this the 5th of February, 2016.

Megan Paulus

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

Return to:
Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076