File No.

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2016

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald R. Barrett, Jr., Esq.
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
KATIE KRISTIN FARRITOR	FIRM BANK	
(NAME)	(NAME)	
313 UPPER MILL DR.	50 FRANKLIN ST.	173-15-0A-026.00 CO
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	CLARKSVILLE, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, (I / We), SHAIKH RAHMAN AND NUJHAT JABEEN AKA NUJAT JABEEN, HUSBAND AND WIFE , hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto KATIE KRISTIN FARRITOR, A SINGLE WOMAN, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 26 on the Plan of Final Plat of Mill Run Subdivision Phase 1, of record in Book 11700, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to SHAIKH RAHMAN AND NUJAT JABEEN, HUSBAND AND WIFE by deed from Susan L. Dillingham, an unmarried woman, dated July 23, 2008 and filed of record in Instrument Number 20080730-0077823, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is made subject to:

See Schedule "A" for Exceptions

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record (6) easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record

unimproved ☐

This is improved ☒ property, known as 313 UPPER MILL DRIVE, ANTIOCH, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 29th day of March, 2016

Shaikh Rahman
By: Vicky Oakley
SHAIKH RAHMAN by Vicky Oakley, Attorney in Fact

Nujhat Jabeen, aka Nujat Jabeen
By: Vicky Oakley
NUJHAT JABEEN AKA NUJAT JABEEN by Vicky Oakley, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20160026706 DEEDWARR
Recvd: 04/01/16 16:12 3 pgs
Fees:18.00 Taxes:695.60
20160401-0031336

STATE OF Nebraska
COUNTY OF Douglas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SHAIKH RAHMAN, HUSBAND OF NUJHAT JABEEN AKA NUJAT JABEEN, by Vicky Oakley, Attorney in Fact, 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 at office this 29 day of March, 2016

Commission expires: 4-9-2018

Natasha R. Goslar
Notary Public

GENERAL NOTARY - State of Nebraska
NATASHA R. GOSLAR
My Comm. Exp. April 9, 2018

STATE OF Nebraska
COUNTY OF Douglas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named NUJHAT JABEEN AKA NUJAT JABEEN, WIFE OF SHAIKH RAHMAN, by Vicky Oakley, Attorney in Fact, 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 at office this 29 day of March, 2016

Commission expires: 4-9-2018

Natasha R. Goslar
Notary Public

GENERAL NOTARY - State of Nebraska
NATASHA R. GOSLAR
My Comm. Exp. April 9, 2018

File Number:

RETURN TO:

Schedule "A"

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Taxes for 2016 and subsequent years, a lien not yet due and payable.

9. All matters shown on the plat of record in Plat Book 11700, Page 27, in the Register's Office for Davidson County, Tennessee.

10. Covenants, conditions, easements and restrictions recorded as Book 11675, Page 472, First Amendment to Declaration recorded as Instrument Number 20000215-0015152, Amendment to Declaration recorded as Instrument Number 20020701-0079016, Amendment to Declaration recorded as Instrument Number 20021121-0144976, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

11. Stormwater Detention Agreement recorded April 05, 2001 as Instrument No. 20010405-0033586, in the Register's Office for Davidson County, Tennessee.

12. Landscape Agreement recorded April 05, 2001 as Instrument No. 20010405-0033587, in the Register's Office for Davidson County, Tennessee.

13. Agreement for Grant of Easement for Conservation Greenway recorded October 24, 2001 as Instrument No. 20011024-0116286, in the Register's Office for Davidson County, Tennessee.

14. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded on May 08, 1997 in Book 10448, Page 188 in the Register's Office of Davidson County, Tennessee.

15. Transmission Line Easement recorded on September 9, 1965 in Book 3933, Page 359, in the Register's Office for Davidson County, Tennessee.

16. Articles of Incorporation of Nashville Mill Run Homeowner's Association, Inc., recorded in Instrument Number 19991207-0300574, in the Register's Office of Davidson County, Tennessee.

17. Quitclaim Deed conveys to Nashville Mill Run Homeowners Association, Inc., recorded in Instrument Number 20000217-0016180, in the Register's Office for Davidson County, Tennessee.