THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16047326**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 3rd day of May, 2016. Notary Public My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Nam Luong and Phuong Ha 649 Sugar Mill Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-01-0B-076.00 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, **Nazera Khana and husband Bazyan Rasheed,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nam Luong and Phuong Ha, husband and wife**, ("Grantees"), their 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(s) 159, as shown on the map entitled Section Two Addition to Sugar Valley RS10 Cluster Lot Subdivision, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nazera Khana and husband, Bazyan Rasheed, by deed from Yazdian Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20060925-0118252 , dated August 31, 2006 , said Register's Office.

The execution of this instrument is effected by the signature of Bazyan Rahseed as Attorney-in-fact for Nazera Khana, which Power of Attorney is recorded in Instrument No. 20160050010-0045148

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 181-01-0B-076.00 CO.

Matters shown on the Plan of record in Instrument No. 20040622-0073636, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11069, page 14 and Instrument No. 2004023-0074495, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160037859 DEEDWARR
Recvd: 05/06/16 13:07 2 pgs
Fees:13.00 Taxes:1184.00
20160506-0045149

Storm Water Detention Agreement of record in Instrument No. 20030731-0108555, said Register's Office.

Slope Easement of record in Instrument No. 20070725-0088276, said Register's Office.
Dedication of Perpetual Easement for Entrance Wall of record in Instrument No. 20040205-0014018, said Register's Office.

This is improved property located at 649 Sugar Mill Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 3rd day of May, 2016.

Nazera Khana by Bazyan Rasheed — Bazyan Rasheed

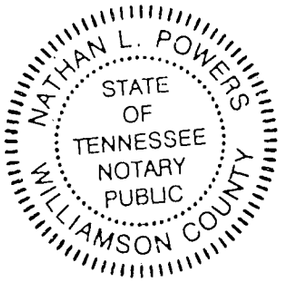
Nazera Khana by Bazyan Rasheed as Attorney-in-fact as Attorny infact

Bazyan Rasheed

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bazyan Rahseed, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Nazera Khana of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of May, 2016.

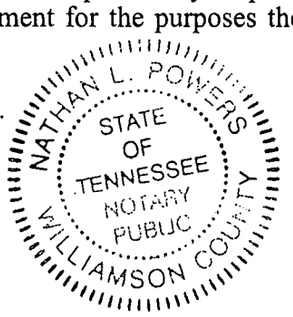


Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 3rd day of May, 2016.



Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17