WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054881 DEEDWARR
Recvd: 06/28/16 10:08 2 pgs
Fees:13.00 Taxes:1461.50
20160628-0065702

R-VRES-16-6057-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~395,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)
Theodore Fredric Goldthorpe and Georgeanna Morse Goldthorpe	**NFM, Inc. dba NFM Lending**	
(NAME)	(NAME)	**160-16-0B-080.00-CO**
6057 Brentwood Chase Drive	**505 Progress Drive, Suite 100**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Linthicum, MD 21090**	
(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 consideration, the receipt of which is hereby acknowledged, **MUHAMMED F. AZHAR AND SABAHAT FAHEEM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THEODORE FREDRIC GOLDTHORPE AND GEORGEANNA MORSE GOLDTHORPE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 104 on the Plan of Revision One, Section One, Brentwood Chase of record in Plat Book 9700, Page (s) 936 through 941, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Muhammed F. Azhar and wife Sabahat Faheem by Warranty deed from Classic Homes BOS, LP of record in Instrument No. 20040122-0008539 Register's Office for Davidson County, Tennessee, dated January 8, 2004 and recorded on January 22, 2004. (Value of consideration shown in aforementioned deed $293,748.00.)

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Covenants, Conditions and Restrictions of record in Instrument Number 20030912-0134317, Register's Office for Davidson County, Tennessee/
- PUD Boundary in Plat Book 9700, pages 653 and 654, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 9700, Page (s) 936 through 941, inclusive, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of Brentwood Chase with By-Laws of Brentwood Chase Community Association appended thereto, of record in Book 11388, Page 52, Register's Office for Davidson County, Tennessee.
- Declaration of Brentwood Chase Community of record in Instrument Number 20000531-0053798, as amended in Instrument Number 20000831-0086366, and Corrective in Instrument No. 201501090002674, Register's Office for Davidson County, Tennessee.
- Amended and Restated Charter of Brentwood Chase Community Association of record in Instrument Number 20000524-0051842, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of amenities area of record in Instrument Number 20010208-0012529, Register's Office for Davidson County, Tennessee.
- Easement for water mains and appurtenances of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.
- Easement for drainage facilities of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Book 11115, pages 281 and 286, Register's Office for Davidson County, Tennessee.
- Reservations of oil, gas and minerals in of record in Instrument Number 20100528-0041384, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6057 Brentwood Chase Drive, Brentwood, Tennessee 37027**.

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 23rd DAY OF JUNE, 2016.

Muhammed F. Azhar by John Gleaves as Attorney in Fact

Sabahat Faheem by John Gleaves 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 GLEAVES, 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 MUHAMMED F. AZHAR AND SABAHAT FAHEEM, and who acknowledged he/she/they executed the same as the free act and deed of the said MUHAMMED F. AZHAR AND SABAHAT FAHEEM.

Witness my hand and official seal, this the 23rd of June, 2016.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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