WARRANTY DEED

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2016

Notary Public:

MY COMMISSION EXPIRES: 5-24-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mina Hana	US Bank National Association	Parcel ID:
3281 Clapham Road		149070C04100
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Aram A. Khoshnaw and wife, Zhian Ahmad

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mina Hana and Mariam Nashed

hereinafter called the GRANTEES, 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 No. 41 on the Plan of the Highlands of Chelsea Village, Section Two, of record in Instrument 20050615-0068393, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Aram A. Khoshnaw by Quitclaim Deed from Saman Ahmad, of record in Instrument 20090330-0028027, dated March 17, 2009, Register's Office for said County. See also deed of record in Instrument 20060802-0094134, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 8082, Page 329, amended in Book 8083, Page 386; Book 8842, Page 434; Instrument 20040930-0117682; 20051005-0119856 and Book 8082, Page 348, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20050615-0068393, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument 20030226-0025748, Register's Office for said County; (4) Deed of Conveyance of record in Book 8127, Page 873 and 878 (Water Main) and Page 913 (Sewer), Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3281 Clapham Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 12th day of July, 2016.

Aram A. Khoshnaw

Zhian Ahmad

Davidson County DEEDWARR
Recvd: 07/18/16 17:26 2 pgs
Fees:13.00 Taxes:736.30
20160718-0073834

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aram A. Khoshnaw and wife, Zhian Ahmad 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 and official seal at Nashville, Tennessee, this 12th day of July, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5.24.19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.