WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160065037 DEEDWARR
Recvd: 07/28/16 13:46 2 pgs
Fees: 13.00 Taxes: 185.00
20160728-0077853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: March 3 2020
(AFFIX SEAL)

PRISCILLA C. URBAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Amin Nabi	Amin Nabi	147 07 0 235.00
(NAME) 9620 Concord Road	(NAME) 9620 Concord Road	
(ADDRESS) Brentwood TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Fifty Thousand And No/100 Dollars ($50,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen D. Elkins, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Amin Nabi**, hereinafter called the Grantee, his 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. 1 on the Plan of The Elkins Property Plat of record in Plat at Instrument No. 20160718-0073808, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Stephen D. Elkins by Warranty Deed from Sharon Watson dated December 19, 2005 and recorded January 5, 2006 as Instrument No. 200601050001359, in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is unimproved property, known as 0 J J Watson Ave, Nashville, TN 37211

File Number: FRN-163781SSO

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this 27th day of July, 2016.

Stephen D. Elkins by Linda Post, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Linda Post, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stephen D. Elkins, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Stephen D. Elkins, for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2016.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-163781SSO