THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068030** BILL GARRETT, Davidson County Trans:T20160066420 DEEDWARR Recvd: 08/02/16 12:34 2 pgs Fees:13.00 Taxes:662.30 20160802-0079701	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $179,000.00 Affiant Subscribed and sworn to before me, this 29th day of July, 2016. Notary Public My Commission Expires: 3/20/18 TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Matthew Woodward 204 Hickory Way Court Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 176-05-0-077.00

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, **Bakul Bakul A/K/A Bakul Islam** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew E. Woodward, an unmarried man**, ("Grantees"), its 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) 39, as shown on the map entitled Final Plat Hickory Woods Section B, of record in Plat Book 6900, page 512, 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 MOHAMMED R. ISLAM and wife, BAKUL BAKUL, by deed from BENJAMIN STEVE JOHNSON and wife, LINDA THORN JOHNSON, of record in Instrument No. 19991228-03072, dated December 22, 1999 , said Register's Office. MOHAMMED R. ISLAM was divested of all right, title and interest in the subject property by Final Decree of Divorce of record in Instrument No. 20150520-0046574, said Register's Office.

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. 176-05-0-077.00.

Davidson County taxes for 2015, Map-Par. 176-05-0-077.00, $1,604.31, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6900, page 512, 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 9678, page 187, amended in Book 9764, page 44 said Register's Office.

Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957 and Instrument No. 20031010-0150800, said Register's Office.

This is improved property located at 204 Hickory Way Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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 29th day of July, 2016.

Bakul Bakul A/K/A Bakul Islam

By: Penny Harrington, 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, Penny Harrington, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Bakul Bakul A/K/A Bakul Islam, of the maker or a 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 29th day of July, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017