28743-8 Box 14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of August, 2016.

Notary Public

My commission expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

BILL GARRETT, Davidson County
Trans:T20160075519 DEEDWARR
Recvd: 08/30/16 09:58 2 pgs
Fees:13.00 Taxes:1258.00
20160830-0090541

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Steven Warren and Jane Warren	Farmington Mortgage, a Div of CapStar Bank	051-11-0-003.00
612 Freda Villa	2002 Richard Jones Road, Suite 300A	
Madison, TN 37115	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sajid Waseem Usmani, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Steven Warren and Jane Warren, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Oakland Acres, Section V of record in Plat Book 2854, Page 15, 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 Sajid Waseem Usmani, an unmarried person by Warranty deed from Judy Wilson Bridwell and Mandy Wilson McDougal of record in Instrument No. 20000724-0072584 Register's Office for Davidson County, Tennessee, dated July 21, 2000 and recorded on July 24, 2000.

Rana S. Usmani spouse of Sajid Waseem Usmani, joins in this conveyance to convey any interest she may have in the subject property, particularly any martial interest.

This is improved property known as 612 Freda Villa, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of August, 2016.

Sajid Waseem Usmani

Rana S. Usmani

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, Sajid Waseem Usmani and Rana S. Usmani the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of August, 2016.

Notary Public
My Commission Expires: 9.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 316253