Bk/89

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16089056**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $401,000.00 Affiant Subscribed and sworn to before me, this 11thth day of October, 2016. Notary Public My Commission Expires: _____

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 6, 2020

BILL GARRETT, Davidson County
Trans:T20160095098 DEEDWARR
Recvd: 10/27/16 14:02 2 pgs
Fees:13.00 Taxes:1483.70
20161027-0113726

WARRANTY DEED

Address New Owner: Rajib Jahan and Mohammad Jahan 910 N 5TH ST Nashville TN 37207-5726	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-03-0-482.00

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, **Cheryle Bowling, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rajib Jahan and Mohammad Jahan, joint tenants with right of survivorship**("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 23, SHARPE AND CRUTCHER'S ADDITION TO NORTHEAST NASHVILLE, as shown on plat of record in Plat Book 57, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Freedom Properties, LLC to Cheryle Bowling as recorded on the 30th day of December, 2015 in Instrument No. 20151230-0130971; Warranty Deed from Amanda Dean, as Trustee for The 910 N 5th Street Trust to Freedom Properties, LLC as recorded on the 19th day of March, 2015 in Instrument No. 20150319-0023833; Warranty Deed from Norman C. Johnson to Amanda Dean, as Trustee for The 910 N. 5th Street Trust as recorded on the 5th day of December, 2014 Instrument No. 20141205-0111909 and Special Warranty Deed from Larry R. Campbell, James G. Lawrence, Virgie D. Campbell, Rodney J. Campbell, Rosalind E. Black, Lena K. Bolejack and Paul T. Beaird to Norman C. Johnson as recorded on the 3rd day of July, 2007 Instrument No. 20070703-0079387, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE AND CRUTCHER'S ADDITION TO NORTHEAST NASHVILLE, as recorded in Plat Book 57, Page(s) 82.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 910 N 5TH ST Nashville TN 37207-5726

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 11th day of October, 2016.

Cheryle S Bowling

Cheryle Bowling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cheryle Bowling, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018