WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $289,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/18/18

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8664 RAHMAN CP LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
MD. Saifur Rahman	Same Address	114-07-0-B-036.00 CO
908 WEATHERSIDE COURT	as new owner	
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CRISTEN N. BROWN AND HUSBAND, LUKE T. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MD. SAIFUR RAHMAN AND KHADIJA BEGUM, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 908 WEATHERSIDE COURT, Nashville, TN 37209

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 4th day of November, 2016.

Cristen N. Brown

Luke T. Brown

BILL GARRETT, Davidson County
Trans:T20160099542 DEEDWARR
Recvd: 11/10/16 09:26 2 pgs
Fees:13.00 Taxes:1072.63
20161110-0118947

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CRISTEN N. BROWN AND LUKE T. BROWN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of November, 2016.

Notary Public

My Commission Expires: 7/6/16

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

Being Lot 36 on the Plan of Section One, Westchase, of record in Instrument No. 20021203-0148525, 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 Cristen N. Brown and husband Luke T. Brown by Warranty Deed from Jared Clark Brown, unmarried, recorded on the 30th day of January, 2012 in Instrument No. 20120130-0008164, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, WESTCHASE, as recorded in Instrument No. 20021203-0148525 and PUD Boundary Plat recorded in Plat Book 9700, Page 521, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20021126-0146387, 20151210-0124243 and 20160308-0021966, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Tennessee Valley Authority, recorded in Book 751, Page 374, Book 787, Page 13 and Book 787, Page 14.

f. Easement for Sewer Line, recorded in Book 5222, Page 720 and Instrument No. 20021028-0131574.

g. Easement for Utilities, recorded in Book 8626, Page 852, Instrument Nos. 20021104-0134795 and 20050509-0052106.

h. Easement for Broadband Communications, recorded in Instrument No. 20100219-0012994.

i. Rights of other parties in and to the family cemetery located on the land, including the right of ingress, egress, maintenance of such site and burial rights noted in Book 2484, Page 315.

j. Easement for the flow of the waters of the Cumberland River/Overall Creek, and the rights of the public therein.

k. Conveyance for Open Space recorded at Instrument No. 20060921-0117333.

l. Conveyance to Homeowners Association from Tenn Contractors, Inc. recorded at Instrument No. 20080324-0029026.

m. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

n. Property taxes for the current year.