WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0288-35614

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF JANUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 22, 2019

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2853B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Naweed Bakhtani and Spojmay Telwar	Quicken Loans Inc.	172-12-0A-087.00-CO
5504 Seesaw Road	1050 Woodward Ave	
Nashville, TN 37211	Detroit, MI 48226-1906	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOANN GOTTLIEB, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NAWEED BAKHTANI AND SPOJMAY TELWAR, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 130 on the Plan of Section Five, Bradford Hills of record in Plat Book 7900, Page 6, amended in Book 7900, Pages 287 and 288, 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 Jo Ann A. Gottlieb, an unmarried woman by Warranty deed from Orville Ross Childs and wife, Areta H. Childs of record in Book 11051, page 562, Register's Office for Davidson County, Tennessee, dated July 31, 1998 and recorded on August 04, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

All matters shown on the Plan of record in Book 7900, page(s) 287 and 288, Register's Office for Davidson County, Tennessee.

All matters shown on the PUD Boundary of record in Book 7900, page 6, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, page 170, Book 8267, page 616, Book 8267, page 618, Book 8372, page 901, Book 8374, page 691 and Book 8522, page 853, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws in Book 8071, page 531, Register's Office for Davidson County, Tennessee.

Charter in Book 8071, page 520, Register's Office for Davidson County, Tennessee.

Conveyance of common areas in Book 8154, page 304, Book 9779, page 672, Register's Office for Davidson County, Tennessee.

Deeds of Conveyance in Book 8377, page 769 and Book 8377, page 808, Book 8614, page 870 and Book 8614, page 954, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 5504 Seesaw Road, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans: T20170007980 DEEDWARR
Recvd: 01/27/17 10:32 2 pgs
Fees: 13.00 Taxes: 1017.50

20170127-0009013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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 on the 24th day of January, 2017.

JoAnn Gottlieb

JoAnn Gottlieb

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JOANN GOTTLIEB, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of January, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2853B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027