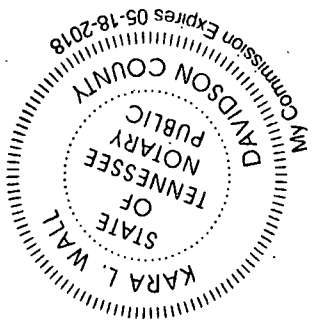


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $287,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2017.

Notary Public

My commission expires:

BILL GARRETT, Davidson County
Trans: T20170022904 DEEDWARR
Recvd: 03/17/17 11:23 2 pgs
Fees: 13.00 Taxes: 1065.23
20170317-0026251

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Majeed Khalid Khursheed and Ari Khalid Khursheed	Access National Mortgage	161-13-0B-327.00-CO
327 Shady Creek Lane	1800 Robert Fulton Dr, Ste 350	
Nashville, TN 37211	Reston, VA 20191	

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,

Maia Tran, an unmarried woman

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

Majeed Khalid Khursheed, unmarried, and Ari Khalid Khursheed, unmarried, as tenants in common with right of survivorship

(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 Unit No. 327 on the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maia Tran, an unmarried woman by Warranty deed from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership of record in Instrument No. 20060123-0008369 Register's Office for Davidson County, Tennessee, dated January 18, 2006 and recorded on January 23, 2006.

This is **improved** property known as **327 Shady Creek Lane, Nashville, TN 37211.**

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. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 15th day of March, 2017.

Maia Tran

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, Maia Tran, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 15th day of March, 2017.

Notary Public
My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 170040