This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17058

Davidson County DEEDWARR
Recvd: 03/28/17 10:11 4 pgs
Fees:23.00 Taxes:980.50
20170328-0029997

Send Tax Bills To:
US bank Home Mtg
7601 Penn Ave S, Ste A1
Richfield, MN 55423

New Owner is:
Santi Rai, Bir Rai and Amrita Rai
4060 Hollis Hill Drive
Nashville, TN 37027

MAP: 147-12-0B
PARCEL: 026.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rebar H. Mohammad and wife, Shafiqa Salih**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Santi Rai, a single man and Bir Rai and Amrita Rai, husband and wife, joint tenants with right of survivorship**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 4060 Hollis Hill Drive, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 26, on the Final Plat of Classic Meadows, of record in Instrument No. 20040715-0084487, and by Certificate of Correction of record in Instrument No. 20050303-0023638, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Rebar H. Mohammad by Warranty Deed from Classic Homes BOS, LP, dated 11/17/05 and recorded 11/30/15 in Instrument No. 20051130-0143974, Register's Office for Davidson County, Tennessee.

SS R.H.M by R.H AIF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this ___ day of _____, 2017.

GRANTOR:

Rebar H. Mohammad by Renas Haji as Attorney-in-fact

Rebar H. Mohammad by Renas Haji
as Attorney-in-Fact

SHAFIQA

Shafiqa Salih

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Renas Haji** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Rebar H. Mohammad,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20170328-0029996, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 17 day of March, 2017.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires SEPT 11, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Shafiqa Salih**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17 day of March, 2017.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

SWORN TO and subscribed before me this ____ day of _____, 2017.

NOTARY PUBLIC
My commission expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

