This instrument prepared by and return to:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 170548TN

BILL GARRETT, Davidson County
Trans:T20170028084 DEEDWARR
Recvd: 04/04/17 08:31 2 pgs
Fees:13.00 Taxes:717.80
20170404-0032541

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Sung Hae Lee	Acopia, LLC	**173-04-0-A-155.00**
4929 Alexis Drive	1321 Murfreesboro Pike, Ste 200	
Antioch, TN 37013	Nashville, TN 37217	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marina Anwar, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Sung Hae Lee,** _____, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 155 on the Plan of Oak Highlands, of record in Plat Book 6900, at Page 432 through 435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Marina Anwar by Quitclaim Deed from Bashir A. Popal, dated 9/2/13 and recorded 9/30/13 in Instrument No. 20130930-0102167, Register's Office for Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Marina Anwar** does covenant with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

NIA by NS Aif

AND **Marina Anwar** further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **4929 Alexis Drive, Antioch, TN 37013**.

Executed on this 31st day of March. 2017.

Marina Anwar by Novak Sheriff Attorney in Fact
Marina Anwar by Novak Sheriff, as her Attorney in Fact

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 **NOVAK SHERIFF,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **MARINA ANWAR,** and that he is authorized by **MARINA ANWAR**, to execute this instrument on her behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand this 31st day of March, 2017.

Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN III
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $194,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 31st day of March, 2017.

Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN III
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON