THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 110
Brentwood, TN 37027

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-20-2019

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 389,900.00.

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170032520 DEEDWARR
Recvd: 04/18/17 13:10 2 pgs
Fees:13.00 Taxes:1442.63

20170418-0037805

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan Perry Jaynes	Regions Bank dba Regions Mortgage	MAP & PARCEL
6212 Deerbrook Drive	2050 Parkway Office Circle	155-16-0A-121.00-CO
Nashville, TN 37221	Birmingham, AL. 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Muhammad Rizwan Faisal and wife, Saima Faisal**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Perry Jaynes Mark A. Jaynes, wife and husband**

HEREINAFTER CALLED THE GRANTEES, 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. 334 on the Plan of Traceside, Section Four of record in Plat Book 9700, Page 125, 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 Muhammad Rizwan Faisal and wife, Saima Faisal by Warranty deed from Jennifer Bonner Johnson of record in Instrument No. 20030108-0003337 Register's Office for Davidson County, Tennessee, dated December 30, 2002 and recorded on January 08, 2003.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6212 Deerbrook Drive, Nashville, TN 37221.**

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, their heirs and assigns forever; and we do covenant with 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 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 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 this the 13th day of April, 2017.

Muhammad Rizwan Faisal
By: Donna Mason, Attorney-In-Fact by Donna Mason, attorney-in-fact

Saima Faisal, by Donna Mason, attorney-in-fact
Saima Faisal
By: Donna Mason, Attorney-In-Fact

*See Powers of Attorney of Record in Instrument Nos 20170418-0037803 and 20170418-0037804, RODCT.

STATE OF TENNESSEE
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Mason** 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 on behalf of **Muhammad Rizwan Faisal**, as his Attorney in Fact, as the free act and deed of the within named **Muhammad Rizwan Faisal.**

Witness my hand and official seal this the 13th day of April, 2017.

My Commission expires 12-10-19

Notary Public

THERESA L. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

STATE OF TENNESSEE
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Mason** 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 on behalf of **Saima Faisal**, as her Attorney in Fact, as the free act and deed of the within named **Saima Faisal.**

Witness my hand and official seal this the 13th day of April, 2017.

My Commission expires 12-10-19

Notary Public

THERESA L. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY