WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $249,900.00

Stephanie Domei
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF JUNE, 2017.

Melissa Jansen
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9014 CAMPFIELD JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brett Campfield and Colleen Campfield	newowners	156-02-200.00
963 Beech Bend Drive		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SAYED ALAM, AND WIFE, NASRIN SIDIQI ALAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BRETT CAMPFIELD, AND COLLEEN CAMPFIELD, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 963 Beech Bend 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 8th day of June, 2017.

Sayed Alam by Nasrin Alam as his Attorney-in-Fact
Sayed Alam
By: Nasrin Sidiqi Alam, as his Attorney-in-Fact

Nasrin Alam
Nasrin Sidiqi Alam

STATE OF TENNESSEE
COUNTY OF _____

On the 8th day of June, 2017, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Nasrin Sidiqi Alam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Sayed N. Alam for the purposes therein contained, and who further proved to me to be the Attorney in Fact for and authorized to execute this instrument on behalf of Sayed N. Alam.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____
My Commission Expires: 7/6/20

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nasrin Sidiqi Alam, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of June, 2017.

Notary Public _____
My Commission Expires: 7/6/20

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans: T20170051075 DEEDWARR
Recvd: 06/15/17 09:15 2 pgs
Fees: 13.00 Taxes: 924.63
20170615-0060024

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 768 on the Plan of Harpeth Woods, Section Four, as of record in Book 5200, Page 560, Register's Office for said County, To which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sayed Alam and wife, Nasrin Sidiqi Alam by Quitclaim Deed from Sayeed Sidiqyar and Nasrin Sidiqi-Alam, recorded on the 11th day of February, 2016 in Instrument No. 20160211-0013384 and Warranty Deed to Sayeed Sidiqyar and Nasrin Sidiqi-Alam from Patricia A. Zrinski, recorded on the 22nd day of October, 2010 in Instrument No. 20101022-0084607, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Sayed Alam and Nasrin Sidiqi Alam pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20170615-0060023, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH WOODS, SECTION FOUR, as recorded in Plat Book 5200, Page(s) 560, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6097, Page 560, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.