BILL GARRETT, Davidson County
Trans:T20170056995 DEEDWARR
Recvd: 07/05/17 09:31 2 pgs
Fees:13.00 Taxes:518.00
20170705-0067145

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of June, 2017, by and between Tanisha Braden Cheek and Ohmar DeShawn Braden, party of the first part, and Ali Benham-Gilani, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Royal Hills, Section 3, as of record in Book 4860, Page 47, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for am ore complete and accurate legal description.

Being all or part of the same property conveyed to Tanisha Braden Cheek and Ohmar DeShawn Braden by virtue of that certain Quit Claim Deed dated August 5, 2016, and being of record at Instrument No. 20161201-0126304 in the Register's Office of Davidson County, Tennessee.
Sellers warrant that this property has not been used as their primary residence.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 4860, Page 47 and Book 4950, Page 530 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tanisha Braden Cheek

Ohmar DeShawn Braden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tanisha Braden Cheek and Ohmar DeShawn Braden, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of June, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tax Parcel No 05811015700

Property Address: 580 Judd Dr
Nashville, TN 37218

NEW OWNER/
MAIL TAX
BILLS TO:

ALI BENHAM-GILANI
7201 CHARLOTTE PK, #313
NASHVILLE, TN 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of June, 2017.

Notary Public

My Commission Expires: _____

BRIAN D. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019