WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/17 09:09 3 pgs
Fees:18.00 Taxes:936.10
20170718-0071956

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $253,000.00.

Affiant

Subscribed and sworn to me on July 13, 2017.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30599

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Devi Subba 5029 Luker Lane Nashville, TN 37013	Wells Fargo Bank 6200 Park Ave DES Moines IA 50321	-162-02-0A-055.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Karam H. Karim and Ban Hassan, husband and wife, Sara H. Karim, married, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Devi Subba, a single person, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. Fifty Five (55) on the Plan of Final Plat, Section Two, Spencer Hill, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20071115-0134114, and Book 3700, Page 59, 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 Karam H. Karim, Sara H. Karim, Ban Hassan by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20110810-0061777 Register's Office for Davidson County, Tennessee, dated August 04, 2011 and recorded on August 10, 2011.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20071115-0134114, Register's Office of Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Plat Book 3700, Page 59 and Book 3700, Page 135, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070530-0064097, amended in Instrument Number 20101213-0099002, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the

United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

5. Conveyance to Metropolitan Government of record in Book 4135, Page 444 and Book 4198, Page 824, in the Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement of record in Instrument Number 20060821-0102706, in the Register's Office for Davidson County, Tennessee.
7. Restrictions of record in Book 4003, Page 11, Book 4158, Page 42 and Book 4178, Page 738, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject property has not now nor ever been the primary resident of **Sara H. Karim.**

This property is also known as improved property located at 5029 Luker Lane, Nashville, TN 37013.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 13th day of July, 2017.

Karam H. Karim

Ban Hassan

Sara H. Karim

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me personally appeared Karam H. Karim and wife, Ban Hassan, Sara H. Karim, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on July 13, 2017.

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

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

