WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170063220 DEEDWARR
Recvd: 07/24/17 13:26 2 pgs
Fees:13.00 Taxes:2956.30
20170724-0074581

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 4.12.20

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Farhan Abdullah and Maryam Ehtsham, husband and wife	SunTrust Mortgage, Inc.	131-22Q-2
(NAME)	(NAME)	
1930B Kimbark Drive	901 Semmes Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171391

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, I/we, **Volunteer Builders, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Farhan Abdullah and Maryam Ehtsham, husband and wife**, 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 Unit No. B on the Plan of 29 Colonial Homes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20160310-0022895, 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 part of the same property conveyed to 1928 Kimbark Family Investments, LLC, by Quitclaim Deed from Aubrey B. Harwell, Jr., Trustee, as of record on 12/23/2009, at Instrument No. 20091223-0116899, Davidson County Register of Deeds, and also part of the same property conveyed to Brookside Properties, Inc., by Special Warranty Deed from Jean Marie Mathews and John David Richardson, Co-Trustees of the Richardson Family Trust, filed on 01/07/2016, at Instrument No. 20160107-0001814, said Register's Office. The property conveyed in the previous two deeds above was further conveyed to 1928 Kimbark Family Investments, LLC, and HTC VIII Partners, a Tennessee general partnership, by Quitclaim Deed from 1928 Kimbark Family Investments, LLC, and Brookside Properties, Inc., filed on 01/25/2016, at Instrument No. 20160125-0006454, said Register's Office. The property was further conveyed to 1928 Kimbark Family Investments, LLC, by Quitclaim Deed from HTC VIII Partners, a Tennessee general partnership, filed on 01/25/2016, at Instrument No. 20160125-0006456, said Register's Office, thus making 1928 Kimbark Family Investments, LLC, the sole owner of the said property. The property was further conveyed to Volunteer Builders, LLC, a Tennessee limited liability company, by Special Warranty Deed from 1928 Kimbark Family Investments, LLC, filed on 02/02/2016, at Instrument No. 20160202-0009864, said Register's Office. The property which was conveyed in the chain of title set out above was then placed under the Declaration of Covenants, Conditions, and Restrictions for the Plan of 29 Colonial Homes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20160310-0022895, said Register's Office, by Volunteer Builders, LLC. Volunteer Builders, LLC, then conveyed part of the property conveyed in the chain of title set out above, namely "Unit B" as set out in the said Plan of 29 Colonial Homes, a Horizontal Property Regime with Private Elements, to William Durham Finn and Margaret Conner Finn, husband and wife, by Warranty Deed filed on 04/03/2017, at Instrument No. 20170403-0032482, said Register's Office. However, this was in error, in that the said Mr. and Mrs. Finn and Volunteer Builders, LLC, had intended to see conveyed a different property vested in Volunteer Builders, LLC. Therefore, the above said "Unit B" was conveyed by William Durham Finn and Margaret Conner Finn, husband and wife, back to Volunteer Builders, LLC, a Tennessee limited liability company, by Quitclaim Deed of record on 07/10/2017, at Instrument No. 20170710-0068782, said Register's Office. See also Deed of Correction Warranty Deed of record on 07/10/2017, at Instrument No. 20170710-0068783, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1930B Kimbark Drive, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of July, 2017

Volunteer Builders, LLC

BY:_____
Gabriel Nies, member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Gabriel Nies, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Volunteer Builders, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 18th of July, 2017.

_____
Notary Public
My Commission Expires: 7-24-2019

