WARRANTY DEED

Bill Garrett Davidson County
Batch# 675 DEEDWARR
09/14/2017 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $521.70
20170914-0093785

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$141,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of September, 2017

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Maruf Bashar	SAME	16210014300
544 Rural Hill Road		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Arkansas Partners, LLC, an Arkansas limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Maruf Bashar and Masum Bashar**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 143 on the plan of Brook-View Estates, Section 2, of record in Book 4460, Page 163, Register's Office for Davidson County, Tennessee.

Said Lot No. 143, fronts 80.00 feet on the southerly margin of Brookview Drive and extends back 142.98 feet on the easterly line and 136.49 feet on the westerly line to a dead line in the rear, measuring 80.26 feet thereon.

Being the same property conveyed to Arkansas Partners, LLC from Alexandru Barbu and wife, Anisoara Barbu, by Warranty Deed on December 7, 2006 and of record in Instrument No. 20061211-0152303, Register's Office for Davidson County, Tennessee. Further conveyed to Chris A. Landwehr and John Robert Fritschen from ARKANSAS PARTNERS, LLC, by Quitclaim deed on January 4, 2012, record in Instrument Number 20120111-0002722, Register's Office for Davidson County, Tennessee. Further conveyed to Arkansas Partners, LLC, an Arkansas limited liability company by Quitclaim Deed from Chris A. Landwehr and John Robert Fritschen, of record in Instrument Number 201709140093784, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 4460, Page 163, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4689, Page 561 and Book 4636, Page 317, Register's Office for Davidson County, Tennessee.

This is improved property known as: **560 Brook View Estates, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 5, 2017.

Arkansas Partners, LLC, an Arkansas limited liability company

BY: _____
Chris A. Landwehr

STATE OF TENNESSEE

See Attached Acknowledgment

COUNTY OF _____

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

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: _____
NOTARY PUBLIC

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma)

On August 5th, 2017 before me, Shawn Nichols, Notary Public
(insert name and title of the officer)

personally appeared Chris A. Landwehr, Arkasas Partners LLC,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SHAWN NICHOLS
COMM. #2198382
Notary Public - California
Sonoma County
My Comm. Expires May 21, 2021

Signature _____ (Seal)

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021

201709140093785