THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33908-09-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me this 2nd day of October, 2017. Notary Public My Commission Expires:

MAKEYSHA SORENSEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires June 26, 2021

WARRANTY DEED

Address New Owner: Iffat Ali, Shiraz Iqbal 212 Summit Oaks Place Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No. 128 16 0 B 037 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John W. Westbrook and Deborah L. Westbrook,** husband and wife, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Iffat Ali and Shiraz Iqbal**, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 212 Summit Oaks Place, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 8656 DEEDWARR
10/04/2017 04:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20171004-0102089

IN WITNESS WHEREOF, Grantors have executed this instrument on the 2nd day of October, 2017.

John W. Westbrook by Gerald G. Patterson as his Attorney-in-Fact

Deborah L. Westbrook, by Gerald G. Patterson as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for John W. Westbrook, and he is authorized by John W. Westbrook to execute this instrument on his behalf.

Witness my hand, at office, this 2nd day of October, 2017.

Notary Public

My Commission Expires: 10-7-19

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Deborah L. Westbrook, and he is authorized by Deborah L. Westbrook to execute this instrument on her behalf.

Witness my hand, at office, this 2nd day of October, 2017.

Notary Public

My Commission Expires:
10-7-2019

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of First Revision of Lots 33 through 40, Phase One, Summit Oaks, as of record in Instrument No. 20021029-0132410, revising Instrument No. 20020129-0011883 and amended in Instrument No. 20030205-0015902, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charles W. Graves and wife, Deborah L. Graves by Warranty Deed dated September 5, 2003 from French River Development Co., LLC of record in Instrument No. 20030910-0132192, Register's Office for Davidson County, Tennessee. The said Charles W. Graves and Deborah L. Graves having since divorced pursuant to decree filed on January 7, 2008 in the Eighth Circuit Court of Davidson County, Tennessee. Charles W. Graves, unmarried, has conveyed his interest in said property to Deborah L. Graves, unmarried, by quitclaim deed of record as Instrument No. 20080402-0033395, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 23, 2012 in Instrument No. 20120904-0079585, Register's Office for said County, Deborah L. Westbrook (aka Deborah L. Graves) conveyed an interest in subject property to her husband, John W. Westbrook to create a tenancy by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantees. Map and Parcel No. 128 16 0 B 037 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Phase One-Summit Oaks of record in Instrument No. 20020214-0019518, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20021029-0132410, revising Instrument No. 20020129-0011883 and amended in Instrument No. 20030205-0015902, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, page 255, Register's Office for Davidson County, Tennessee.
5. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20010925-0103587 and Instrument No. 20010925-0103588, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20020103-0001057, Register's Office for Davidson County, Tennessee.

[redacted]

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019