WARRANTY DEED

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

File No. RW0003486

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-3-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rastgo Hawrami	Bank of America NEW OWNER	
(NAME)	(NAME)	
7655 Mint Leaf Drive	4500 Amon Carter Blvd.	181-01-0B-256.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211	Forth Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 19825 DEEDWARR
10/31/2017 02:53:43 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20171031-0111648

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, **Sanur Rahman and Nasrin M. Rahman, hsuband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rastgo H. Hawrami and wife, Shaubo Parkhe,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 84, on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, of record in Instrument No. 20071214-0143931, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sanur Rahman and Nasrin M. Rahman, husband and wife, from On Point Construction Company, Inc., a Tennessee Corporation, by Warranty Deed dated December 15, 2011 and filed December 15, 2011 as Instrument Number 20111215-0097926.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 7655 Mint Leaf Drive, Nashville, TN 37211

(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, 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 hand this 25th day of October, 2017.

S Rahman

Sanur Rahman

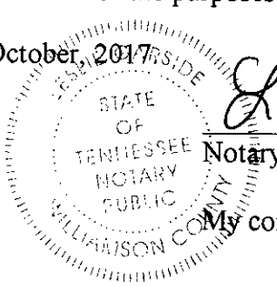
N Rahman

Nasrin M. Rahman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sanur Rahman and Nasrin M. Rahman, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 25th day of October, 2017.



Julie Lauside

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

~~Magnolia Title & Escrow~~
~~1104 Fatherland Street~~
~~Nashville, TN 37206~~