This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1173

Bill Garrett Davidson County
Batch# 40870 DEEDWARR
12/22/2017 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20171222-0130671

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2017

Notary Public
My Commission Expires: 7.5.2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hushar Ahmed Rahman 7832 Farmington Place Nashville, TN 37221	Owner at property address	126-15-0A-027.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jill Marie Gruenwald and husband, Anthony Richard Gruenwald**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hushar Ahmed Rahman, a married man**, hereinafter called the Grantee(s), his/her/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. 27, on the Plan of Phase One, Boone Trace at Biltmore, of record in Book 7900, Page 667, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jill Marie Gruenwald and husband, Anthony Richard Gruenwald by Warranty Deed from Timothy Wick and Linsi-Kaye Wick, husband and wife, recorded on the 28th day of April, 2010 in Instrument No. 20100428-0032377, in the Register's Office of Davidson County, Tennessee.

This Instrument executed on behalf of Jill Marie Gruenwald by Christopher M. Corriveau pursuant to the Power of Attorney of record in Instrument No. 201712220130670, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This Instrument executed on behalf of Anthony Richard Gruenwald by Christopher M. Corriveau pursuant to the Power of Attorney of record in Instrument Number 201712220130669, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **7832 Farmington Place, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said 2017 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December, 2017.

GRANTOR:

Jill Marie Gruenwald by J.M.M, attorney in fact

Jill Marie Gruenwald by Christopher M. Corriveau, Attorney-in-Fact

Anthony Richard Gruenwald by J.M.M, attorney in fact

Anthony Richard Gruenwald by Christopher M. Corriveau, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Christopher M. Corriveau,** the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jill Marie Gruenwald and Anthony Richard Gruenwald** ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 21st day of December, 2017.

Jessica Lascelle
Notary Public
My Commission expires: 11-3-20



EXHIBIT "A"
TO Warranty Deed
From: Jill Marie Gruenwald and Anthony Richard Gruenwald
To: Hushar Ahmed Rahman

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 21st day of December, 2017.

Notary Public
My Commission Expires: 11-3-20

JESSICA LASCELLE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-25-2019

201712220130671