THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171214513

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $246,000.00.

Affiant

Subscribed and sworn to before me, this8th day of February, 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 58190 DEEDWARR
02/13/2018 10:53:32 AM 2 pgs
Fees: $13.00 Taxes: $910.20
20180213-0014192

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yusuf Nadir Saghar 1308 Crown Point Place Nashville TN 37211	New Owner	Tax Parcel ID No. 161-06-0A-171.00-CO

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, **Erin F. Rawlins n/k/a Erin Julian, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yusuf Nadir Saghar and Shireen Baidi, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit 171 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit A-1 to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to ERIN F. RAWLINS, by deed from CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, of record in Instrument No. 20110620-0046913, dated June 13, 2011, said Register's Office. Erin F. Rawlins having since married and is now known as Erin Julian.

Chandler Blake Julian joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 161-06-0A-171.00-CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record as Instrument No. 20080605-0058042, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20070614-0071397 and amended as Instrument No. 20080709-0070601, said Register's Office.

Assessments set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record as Instrument No. 20070614-0071397, said Register's Office.

Easements set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record as Instrument No. 20070614-0071397, said Register's Office.
Storm Water Detention Agreement of record as Instrument No. 20070205-0014422 and Instrument No. 20070404-0040188, said Register's Office.

This is improved property located at 1308 Crown Point Place Nashville TN 37211

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of February, 2018.

Erin F. Rawlins n/k/a Erin Julian

Chandler Blake Julian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erin F. Rawlins n/k/a Erin Julian and Chandler Blake Julian, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2018

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018