Bill Garrett Davidson County
Batch# 84991 DEEDWARR
04/26/2018 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20180426-0039543

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $389,900.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2018. Notary Public My Commission Expires:

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 1, 2021

Address New Owner As Follows: Muhammad Talha Haseen 2148 A Oakland Street Nashville, TN 37210	Send Tax Bills To: US Bank Home Mortgage 4801 Frederica St. Owensboro, KY 42301	Map-Parcel Number: 106 13 0A 001.00 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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VILLAGE BUILDERS, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MUHAMMAD TALHA HASEEN, unmarried,**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, as shown on the plan attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 2148 Oakland Street, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20161116-0120616, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Village Builders, LLC, a Tennessee limited liability company, by deed from William Thomas Luckett and Theresa Luckett Burdge, Co-Executors of the Estate of Mary Baltz Luckett, of record in Instrument No. 20160707-0069676, dated June 30, 2016, as corrected in Instrument No. 20161017-0109396, dated October 13, 2016, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 332, Page 31, Register's Office for Davidson County, Tennessee.

3. Subject to a street closing and any easement(s) retained in Ordinance No. 093-784, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, and Restrictions (including, but not limited to, easements, assessments, special assessments, charges, and liens contained in said instrument) of record in Instrument No. 20161116-0120616, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2148 A Oakland Street, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of April, 2018.

VILLAGE BUILDERS, LLC,
a Tennessee limited liability company

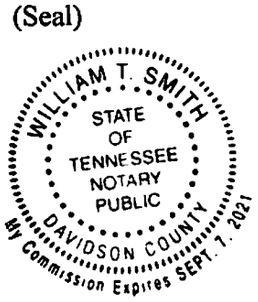
BY: _____
Frank E. Neal, IV, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **FRANK E. NEAL, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **MEMBER** of **VILLAGE BUILDERS, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such **MEMBER** executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as such **MEMBER**.

WITNESS my hand, at office, this 25th day of April, 2018.

(Seal)



_____
Notary Public

My Commission Expires: 09/07/2021

True Copy Certification

I, William T. Smith, 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

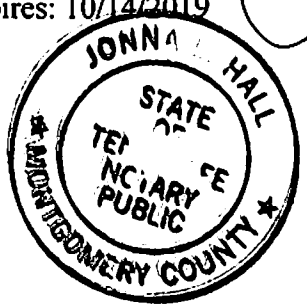
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, William T. Smith 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: 10/14/2019

Notary's Seal



722337.1/2010969