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

CRT File No. 180716942

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $182,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2018.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

Bill Garrett Davidson County
Batch# 127935 DEEDWARR
08/13/2018 09:29:13 AM 3 pgs
Fees: $18.00 Taxes: $675.25

20180813-0079458

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mohammad Afzal and Aqeela Afzal 2200 Traemoor Village Way Nashville, TN 37209	New Owner	Tax Parcel ID No. 128-13-0A-250.00 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, **Ian A. Montgomery, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aqeela Afzal, married, and Mohammad Afzal and Mussarat Afzal, husband and wife, as joint tenants with right of survivorship** ("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 No. 250 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6678, page 771, as amended in Book 6736, page 110, and further amended in Book 6831, page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit D of said Amendment to the Master Deed of record in Book 6831, page 982, in said Registers Office, for a more complete identification and description of such Unit.

Being the same property conveyed to IAN A. MONTGOMERY, by deed from TERRY BONE, of record in Instrument No. 20050316-0028848, dated March 15, 2005, said Register's Office.

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. 128-13-0A-250.00 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 in Plat Book 6250, page 590, and Plat Book 6250, page 748, said Register's Office.

Right-of-Way Easement of record in Book 4851, page 918, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 7803, page 694, 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 in the Master Deed in Book 6678, page 771, as amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, and Book 7271, page 256, , said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6551, page 988, said Register's Office.

Granted of Easement for Sewer Line of record in Book 6551, page 981, said Register's Office.

This is improved property located at 250 Westfield Drive Nashville TN 37221

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 31st day of July, 2018.

Ian A Montgomery by Keri Cannon, his Attorney in Fact

Ian A. Montgomery by Keri Cannon,
his 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 aforesaid, Ian A. Montgomery, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of July, 2018.

Notary Public

My Commission Expires:

RICHARD LOUIS RIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Acknowledgment on Following Page

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keri Cannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Ian A. Montgomery and that she is authorized by Ian A. Montgomery to execute this instrument on his behalf.

WITNESS my hand, at office, this 31st day of July, 2018.

Notary Public

My Commission Expires: _____

