WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148551 DEEDWARR
10/03/2018 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20181003-0098199

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 2nd DAY OF October, 2018

Notary Public

MY COMMISSION EXPIRES: 2/25/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ismail H. Ahmed & Azheen Ahmed	~~New Owner~~ Southwest Fund LP	172 12 0A 125.00
(NAME) 1440 Woodfield Drive	(NAME) 13150 Coit Rd Ste 100	
(ADDRESS) Nashville, TN 37122	(ADDRESS) Dallas TX 75240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 14th day of July, 2018, by and between **James B. Knight and Stephanie WP Knight, a/k/a Stephane Knight, husband and wife** party of the first part and **Ismail H. Ahmed and Azheen Ahmed, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of Davidson, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 364 on the Plan of Section Eight, Bradford Hills, R- 15 Residential P.U.D. of record in Plat Book 7900, Page 6, and Book 7900, Page(s)387 and 388, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephanie WP Knight and James B. Knight, wife and husband by Quit Claim Deed from Stephanie Knight and James B. Knight, wife and husband, dated 1/25/2016, recorded 2/1/2016 of record in Instrument No. 20160201-0009159, in the Register's Office for Davidson County, Tennessee.

This property is improved property known as: 1440 Woodfield Drive, Nashville, TN 37122

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

JAMES B. KNIGHT

STEPHANIE WP KNIGHT A/K/A STEPHANIE KNIGHT

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES B. KNIGHT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of July, 2018.

Commission expires:
9/10/2018

AMANDA S MGBODILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

Notary Public

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named STEPHANIE WP KNIGHT A/K/A STEPHANIE KNIGHT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of July, 2018

Commission expires:
9/10/2018

AMANDA S MGBODILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

Notary Public

EXHIBIT B

All matters shown on the plat of record in Plat Book 7900, Page 6 and Book 7900, Pages 387 and 388, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions and easements, if any, of record in Book 8069, Page 170, Book 8634, Page 799, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 622, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 8497, Page 458, in the Register's Office for Davidson County, Tennessee.

By-Laws of Bradford Hills Homeowners' Association, Inc., of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of record in Book 8154, Page 304, Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 8377, Page 769, Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.

Charter and Articles of Incorporation of Bradford Hills Homeowners' Association, Inc., of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY