This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE,
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $330,000.00.

Affiant

Subscribed and sworn before me this the 27 day of November, 2018.

Notary Public
My commission expires: 8/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Y Johnson Davidson County
Batch# 168526 **DEEDWARR**
11/29/2018 12:51:09 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20181129-0116454

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
SADAT MOHAMMAD SAADULLAH 4400 Kirkbrook Court Nashville, TN 37221	GUIDANCE RESIDENTIAL, LLC 11107 Sunset Hills Rd., Suite 200 Reston, VA 20190	141-06-0C 171.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GIRIJA SAHU AND SUKARNA SAHU, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SADAT MOHAMMAD SAADULLAH AND NASREEN IQBAL, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 163 on the final plat of Riverbridge phase 2 section 2 a planned unit development of record in lost 20100302-0015635 Register's Office of Davidson County, Tennessee to which plat reference is here by made for a more complete and accurate description thereof.

Being the same property conveyed to Girija Sahu by deed from Shyam Nagarajan, dated 04/30/2012, of record in Instrument No. 20120502-0037532, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4400 Kirkbrook Court, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness my hand this the 23rd day of November, 2018.

Girija Sahu

Sukarna Sahu

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Girija Sahu and Sukarna Sahu, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of November, 2018.

My commission expires:
03/05/2019

Notary Public

SHAHRAM POURZAND
Notary Public
State of Texas
My Comm. Exp. 03-05-2019