WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207499.00

Lauren E. Harness
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 14th DAY OF Dec, 2018

Martha Brooke Martin
Notary Public

MY COMMISSION EXPIRES: 7/17/21
(Affix Seal)

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rummon Ibn Azad		050-11-0-159.00
3349 Harpeth Springs Drive	SAME	Karen Y Johnson Davidson County Batch# 175138 **DEEDWARR** 12/18/2018 09:40:01 AM 2 pgs
Nashville, TN 37221		Fees: $13.00 Taxes: $767.75
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20181218-0122741

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***Rummon Ibn Azad,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Lauren E. Harness, wife and Michael A. Papuchis, husbnad,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ***Davidson*** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 113 on the Plan of Riverbridge Community, of record in Instrument No. 200302130019999, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of the Townhomes of Riverbridge, a horizontal property regime established by Declarations of record in Instrument No. 200505200056889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rummon Ibn Azad, by Quitclaim Deed from Mohammad Bodruzzaman and wife, Selina Bodruzzaman, dated 07/31/2018 and filed for record on 08/03/2018 of record in Instrument No. 20100803-0076253, said Register's Office for said County.

This instrument is executed on behalf of Rummon Ibn Azad, by his lawful attorney in fact, Mohammad Bodruzzaman, pursuant to the power and authority vested in him by Instrument No. 20181218-0122740, Register's Office of Davidson County, Tennessee.

This is: Unimproved ( )
Improved (X) Property, known as **3349 Harpeth Springs Drive, Nashville, TN 37221**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand on this the 14th day of December, 2018.

Rummon Ibn Azad by M. Bodruzzaman Atty-in-fact

Rummon Ibn Azad
By, Mohammad Bodruzzaman, Attorney in fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of December, 2018, before me personally appeared **Mohammad Bodruzzaman** to me known to be the person who executed the foregoing instrument in behalf of **Rummon Ibn Azad**, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said **Rummon Ibn Azad**.

Witness my hand and official seal this 14th day of December, 2018.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY