This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192184

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$270,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 25th day of September, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 292250 **DEEDWARR**
09/27/2019 10:13:04 AM 3 pgs
Fees: $18.00 Taxes: $999.00

20190927-0098443

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 25th day of September, 2019, among:

MOHAMMAD ANWAR AND MARIJHAN ANWAR

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CA2TN, LLC
A Tennessee limited liability company

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 212 and the Southerly 50 feet of Lot No. 211 on the Plan of Re-Subdivision of Maplewood Heights 2nd Subdivision of record in Plat Book 6200, Page 847, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 212 and the Southerly 50 feet of Lot No. 211 adjoin the front together 150 feet on the Westerly side of Hutson Avenue and extend back between parallel lines 300 feet to a dead line in the rear.

Being the same property conveyed to Mohammad Anwar and wife, Marijhan Anwar by Warranty deed from Rachael A. Landry of record in Instrument No. 20170630-0065981 Register's Office for Davidson County, Tennessee, dated June 22, 2017 and recorded on June 30, 2017.

Being also known as 4108 Hutson Ave Nashville, Tennessee 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Mohammad Anwar

Marijhan Anwar

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Mohammad Anwar and Marijhan Anwar, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2019.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: CA2TN, LLC
Address: 4108 Hutson Ave
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: CA2TN, LLC
Address: 226 Cavanaugh LN
City, State, Zip: Franklin TN 37064

Tax ID: 061-06-0-062.00