Box 14

WARRANTY DEED

Karen Jonnson Davidson County
Batch# 374555 **DEEDWARR**
03/19/2020 09:05:30 AM 2 pgs
Fees: $13.00 Taxes: $1,202.13

20200319-0030265

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Oanh thi mai
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oanh T Mai Vang Nguyen	Pinnacle Bank	
(NAME) 7832 Farmington Place	(NAME) 150 3rd Ave S, Ste 1000	126150A02700CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Hushar Ahmed Rahman, a married man,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oanh T Mai, an unmarried woman and Vang T. Nguyen an unmarried woman, as joint tenants with full rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 27, on the Plan of Phase One, Boone Trace at Biltmore, of record in Book 7900, Page 667, Register's Office for said County, to which plan reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 7832 Farmington Place, Nashville, TN 37221

Being the same property conveyed to Hushar Ahmed Rahman, a married man by virtue of that certain Warranty Deed dated December 21, 2017, and being of record at Instrument No. 20171222-0130671 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 7900, Page 667, and Boundary Plat at Book 6900, Page 470, Declaration of Covenants, Conditions Restriction of record in Book 7265, Page 657, Book 9342, Page 312, Book 9735, Page 931, Book 10032, Page 813, Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20001211-0121618, 20010717-0075902 and 20011119-0126832, Charter recorded at Book 9607, Page 534, Easements of record at Book 751, Page 396, Book 756, Page 142, Book 3027, Page 260, Book 8992, Page 62, Book 9665, Page 420 and Instrument No. 20040204-0013636, as recorded in the said Register's Office for Davidson County, Tennessee. Quit Claim Deed to Homeowner Association of record in Instrument No. 20011119-0126831, in the said Register's Office. Agreement of record in Instrument No. 20021217-0155375, in the said Register's Office **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 7832 Farmington Pl Nashville, TN 37221 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my hand this 18th day of March, 2020.

Hushar Ahmed Rahman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Hushar Ahmed Rahman,** married man with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of March, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021