WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,245.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ather A. Khan	America's Wholesale Lender	155-8C-017.00
(NAME)	(NAME)	
6528 Chessington Drive	P. O. Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas, TX 75266-0694	
(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, WE, Hamid Arab and wife, Eideh Arab, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ather A. Khan, ★ 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:

★a married man

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of Poplar Creek Estates, Phase 2, of record in Plat Book 6900, Pages 339-347, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Hamid Arab, by Quitclaim Deed dated January 10, 2003, from Amir Arab of record in Instrument No. 20030204-0015375, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Amir Arab by Warranty Deed from Lee Chira, Trustee, with full power to sell, transfer, assign, convey and encumber without the joinder of any beneficiary, of record in Instrument No. 20000403-0033281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Eideh Arab joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 6528 Chessington Drive, Nashville, TN 37221

(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.

Davidson County DEEDWARR
Recvd: 02/02/05 14:19 2 pgs
Fees:13.00 Taxes:933.31

20050202-0012382

Witness our hands this 28th day of January, 2005.

Hamid Arab

Eideh Arab

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hamid Arab and Eideh Arab, 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 and official seal at Nashville, Tennessee this 28th day of January, 2005.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public

Deborah K. Devine State of Tennessee Notary Public Davidson County

After Recording
Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
File No. G-CB-05-6528