#20041564

File No. 250302133

WARRANTY DEED

24979764-1

Recordings Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/27/05 15:51 2 pgs
Fees:13.00 Taxes:443.63

20050527-0060412

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 10
Mt. Juliet, TN 37122

RICHARD A. BUCHER
MY COMMISSION # DD 255046
EXPIRES: October 24, 2007
Bonded Thru Budget Notary Services

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zahida Khalil	Zahida Khalil	
(NAME) 609-611 Cathy Joe Court	(NAME) SAME	MAP/PARCEL 133-08-0-187
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Dale H. Frybarger, and Wife, Deborah R. Frybarger**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zahida Khalil, a married man**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 72, Phase II, VALLEY VIEW TERRACE Subdivision, as of record in Plat Book 5200, Page 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dale H. Frybarger and Wife Deborah R. Frybarger by deed from Valley View Phase II Associates, Ltd., A Tennessee Limited Partnership dated July 25, 1986 and recorded July 28, 1986 in Deed Book 6930, Page 505 in Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 5323, Page 310, Deed Book 5733, Page 375, Deed Book 6347, Page 397, Register's Office of said County.

Appointment of Successor-Trustee dated March 21, 1988, recorded March 28, 2002 in Instrument No. 20020128-0011378 in Register's Office of Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 609-611 Cathy Joe Court, Nashville, TN 37211
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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.

(N)

Witness my/our hand(s) this 13th day of May, 2005.

(tom Arbuckle)

Dale H. Frybarger

Lora Hurtel

Deborah R. Frybarger

STATE OF FLORIDA

COUNTY OF Palm Beach

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dale H. Frybarger and Wife, Deborah H. Frybarger 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 Palm Beach County, Florida, this May 12 2005

My Commission Expires: 10-24-07

Notary Public

Richard A. Bucher

NOTARY PUBLIC STATE OF FLORIDA

RICHARD A. BUCHER
MY COMMISSION # DD 255046
EXPIRES: October 24, 2007
Bonded Thru Budget Notary Services

File Number: 250302133

~~**RETURN TO:**~~
~~Cumberland Title~~
~~13018 Lebanon Road, Suite 100~~
~~Mt. Juliet, TN 37122~~

U24979764-01RI02
WARRANTY DEED
LOAN# 1095935670
US Recordings