File No. 260601077

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

James A. Meyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2006.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: June 22, 2006.
(AFFIX SEAL)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/31/06 09:38 2 pgs
Fees:13.00 Taxes:365.93

20060731-0091985

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Meyer	Countrywide Home Loans, Inc.	Map 150-03-0
(NAME)	(NAME)	
2905 Sheana Way	2021 N. Gallatin Road, Suite 292	Parcel 262.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Madison, TN 37115	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Zahid I. Kirmani and wife,Afshan N. Kirmani,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James A. Meyer, unmarried,** HEREINAFTER CALLED THE GRANTEE, his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 92A Zone Lot Division 81, Chelsea of Priest Lake, Section. Two-A and Lot 92 Chelsea of Priest Lake, Section Two-B of record in Plat Book 6250, Page 944, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Zahid I. Kirmani and wife, Afshan N. Kirmani by Special Warranty Deed dated May 10, 2000 of record in Instrument 200005170049723, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the plan of record in Plat Book 6250, Page 944; all in the Register's Office for Davidson County, Tennessee. Real property taxes for the year 2006 and thereafter, a lien not yet due and payable. Sanitary Sewer Easement as of record in Book 6932, Page 57: Water Main Easement as of record in Book 6932, Page 93;
Sewer Easement as of record in Book 5081, Page 805; Subject to plat as of record in Plat Book 6250, Page 449 and Gas Line Easement as of record in Book 2242, Page 141, said Register's Office.

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 2905 Sheana Way, Antioch, TN 37013
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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/our hands this 26th day of July, 2006.

Zahid I. Kirmani

Afshan N. Kirmani By Zahid Iqbal AIF
Afshan N. Kirmani,

STATE OF TENNESSEE

COUNTY OF WILSON

On this 26th day of July, 2006, before me personally appeared Zahid I. Kirmani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Afshan N. Kirmani, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20060731-0091984, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 26th day of July, 2006.

Commission expires: June 22, 2006

Linda V Jones Notary Public

(seal)

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260601077

RETURN TO:
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066