Davidson County DEEDWARR
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Fees:13.00 Taxes:653.05

20070126-0010897

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: Kevin Gene Jarnagin and Anga Lea Jarnagin, Grantors
TO: Nasir Ramazan, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Nasir Ramazan 3513 Thornehill Drive Antioch, TN 37013	~~Same as Owner~~ NEW OWNER	150-03-0-426.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

MONTE POE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $176,500.00.

Affiant

Subscribed and sworn to before me this the 24th day of January, 2007.

My commission expires: 9-20-08

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Kevin Gene Jarnagin** and **Anga Lea Jarnagin**, husband and wife, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Nasir Ramazan**, a married person, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 472 on the Plan of The Country, Section 10, as of record in Book 6900, page 394, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kevin Gene Jarnagin and wife, Anga Lea Jarnagin, by deed, recorded December 1, 1992 in Book 8800, page 771, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: **3513 Thornehill Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS ~~WHEREOF~~, Grantors have caused this instrument to be executed on this 24th day of January, 2007.

"GRANTORS"

Kevin Gene Jarnagin

Anga Lea Jarnagin

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Kevin Gene Jarnagin and Anga Lea Jarnagin, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 24th day of January, 2007.

My commission Expires: June 19, 2007

Notary Public

{Seal}

