07-0075 Record & Record to →

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct Suite 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $229,900.00

Susie Vaughn
Affiant

Davidson County DEEDWARR
Recvd: 04/12/07 08:36 2 pgs
Fees:13.00 Taxes:850.63
20070412-0043616

Subscribed and sworn to before me, this 5th day of April 2007.

Darlene Edwards
Notary Public
My commission expires: 11-25-07

DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Ather A. Khan<br>7852 Harpeth View Drive<br>Nashville TN 37221-0000 | Same | 156-010B-01800CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William R. Klein and wife Anne B. Klein hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ather A. Khan a married person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 on the Plan of Harpeth View Subdivision of record Book 6900 Page 319 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William R. Klein and wife Anne B. Klein by deed from Susan M. Smeltz and husband Lloyd S. Rosen of record in |nstrument No. 20000602-0057984 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Harpeth View Subdivision of record in Book 6900 Page 319, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7242 Page 537 and amended in Book 10940 page 605 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Harpeth View Subdivision Homeowner's Association of record in Book 7306 Page 411 and amended in Book 10940 Page 614 5) Bylaws for Harpeth View Subdivision Homeowners Association of record in Book 7242 Page 544 and amended in Book 10940 Page 619

This property is improved property known as 7852 Harpeth View Drive, Nashville, Tennessee 37221-0000

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves,

their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 5th day of April, 2007.

William R. Klein

Anne B. Klein

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Klein and Anne B. Klein, the bargainor(s), 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 Brentwood, Tennessee, this 5th day of April, 2007.

Notary Public

My Commission expires: 4/2/07

FILE NO: 05465

