WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/08 13:48 3 pgs
Fees:18.00 Taxes:471.75
20080605-0057988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. March 7, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2300 Rosa L. Parks Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith T. Jordan	GMAC Mortgage	136-00-0-044.00
(NAME)	(NAME)	
116 Kestrel Circle	1801 West End Avenue	
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086	Nashville, TN 37203	
(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, **I, Aman Khwaga A/K/A Amanullah Kwaga**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith T. Jordan, and wife, Kristina Jordan, husband and wife**, 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 tract of land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the plan of the division of the Estate of John C. Estes, Deceased, as of record in Minute Book J, Page 170, County Court for said County and described according to a survey by George W. Watkins, on July 28, 1958, as follows:

Beginning at a point in the centerline of new part of Smith Springs Road at the Northeast corner of the property conveyed to L.T. Stevens, by Deed from Charles J. Perry and wife, of record in Book 2904, page 271; thence along the centerline of said road, S 78 Deg. E 80 feet to an iron pin; thence leaving the road, S 16 deg. 35 min. W 181 feet to an iron pin; thence N 87 deg. W 90 feet to an iron pin at the Southeast corner of said Stevens' Lot; thence N 18 deg. 45 min. E 201 feet to the point of beginning.

Being the same property conveyed to AMAN KHWAGA, by deed from KHALIL KHWAGA, of record in Book 10383, page 343, dated March 12, 1997, said Register's Office. Aman Khwaga A/K/A Amanullah Kwaga.

unimproved ☐

This is improved ☒ property, known as 2635 Smith Springs Rd., Nashville, TN 37217

(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.

Witness my hand this 28th day of May 2008.

Aman Kwaga by Farhad Kwaga w/ Attorney-in-fact

Aman Khwaga by Farhad Kwaga as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of May 2008, before me personally appeared Farhad Kwaga to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amanullah Kwaga and who acknowledged that he executed same as the free act and deed of said Amanullah Kwaga by virtue of that Power of Attorney, duly executed by the said Amanullah Kwaga and appearing of record in Instrument Number 20080605-0057987 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 28th day of May 2008.

Commission expires:



Notary Public

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____

