Davidson County DEEDWARR
Recvd: 10/02/08 11:28 2 pgs
Fees:13.00 Taxes:503.20

20081002-0100147

WARRANTY DEED

LaTrece McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

BOX 13 # 14502

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan C. Watts	Countrywide Bank, FSB	150090B00700CO
(NAME)	(NAME)	
717 Kaeden Pointe Court	801 Crescent Center Dr.	
(ADDRESS)	(ADDRESS) #510	
Antioch, Tennessee 37013	Franklin TN 37067	
(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, WE, Ashfaq Memon and wife, Faiza Memon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan C. Watts, 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:

Being Lot No. 7, on the Plan of First Revision, Forest Pointe, Single Family, Phase I, of record in Book 9700, Page 92, 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 Ashfaq Memon and Faiza Memon, by deed of record in Instrument No. 20071113 0132804, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Faiza Memon by Ashfaq Memon as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20081002-0100146, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 717 Kaeden Pointe Court, 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 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 our hands this 18th day of September, 2008.

Ashfaq Memon

Faiza Memon by Ashfaq Memon her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashfaq Memon with whom I am personally acquainted or proved tome on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

On this the 18th day of September, 2008, before me personally appeared Ashfaq Memon, the person who executed the foregoing instrument on behalf of Faiza Memon and who acknowledged that he executed the same as the free act and deed of the said Faiza Memon, through Power of Attorney granted he by the said Faiza Memon.

Witness my hand and official seal at Nashville, Tennessee this 18th day of September, 2008.

Commission expires: 3/20/2010

Notary Public

LaTrece McAdoo
Notary Public
My Comm. Exp
03/20/2010
State of
TENNESSEE
Davidson County