File No. 290300598

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/09 14:40 3 pgs
Fees:18.00 Taxes:333.00
20090417-0035160

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: July 16, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernie G. Kratsas Jr.	U.S. Bank N.A.	108-08-0B-002.00
(NAME)	(NAME)	
1200 Quail Road	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Owensboro, KY 42301	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Shahe Haider, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Ernie G. Kratsas Jr., unmarried, hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 2, Lot No. 7 on the Condominium Site Plan, Lots 7, 8, 9, 10, 11, 12, 13, 14 & 15, SECTION 2, QUAIL VALLEY, as shown by plat of record in Plat Book 5200, Page 395, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shahe Haider, unmarried by Warranty Deed dated November 27, 2002, from Malinda Denise Marrie and filed for record on December 2, 2002, in Instrument No. 20021202-0148197, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 5200, Pages 383 & 395, Register's Office of said County.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record Book 5851, Page 779, and as amended in Book 5857, Page 371 & 502, Book 5869, Page 814, Book 5884, Page 534 and Book 6081, Page 130 in the Register's Office for said County.

Restrictive Covenants of record in Deed Book 5753, Page 562, Book 5857, Pages 372 & 373, Book 5955, Page 703 and Book 6003, Page 212, Register's Office of said County.

Charter of Quail Valley Homeowner's Association, Inc. as shown of record in Book 6371, Page 105 and Book 7872, Page 32, Register's Office for said County.

QuitClaim to Homeowner's Association as shown of record in Book 5869, Page 110, Register's Office for said County.

Shahe Haider and Shahe K. Haider being one in the same person.

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 1200 Quail Road, Nashville, TN 37214

(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(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 14th day of April, 2009.

Shahe K. Haider

Shahe Haider

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Shahe Haider, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of April, 2009.

Commission expires: 6/5/12

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 290300598

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

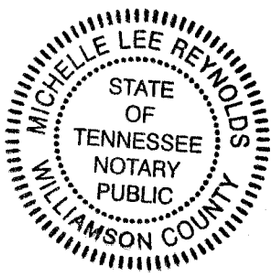
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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