BILL GARRETT, Davidson County
Trans:T20100074205 DEEDWARR
Recvd: 11/23/10 10:08 2 pgs
Fees:13.00 Taxes:407.00

20101123-0093709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF NOVEMBER, 2010

Notary Public

MY COMMISSION EXPIRES: 6-18-13

(AFFIX SEAL)

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amir Z. Tahir and wife, ~~Kawbeen~~ Kawjeen J. Tahir	Guaranty Trust Company	182060A12900
7485 Maggie Drive (ADDRESS)	316 Robert Rose Drive (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KBR Commerical, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amir Z. Tahir and wife, ~~Kawbeen~~ Kawjeen J. Tahir, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*Kawjeen J. Tahir

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 125, FINAL PLAT, OLD HICKORY HILLS, PHASE TWO, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20030623-0086188, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPEF

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM MARIANO ROSA AND WIFE, GLORIA SALOME TO JOY REYES AND HUSBAND, HECTOR REYES AS RECORDED ON THE 1ST DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060201-0012419; SUBSTITUTE TRUSTEE'S DEED FROM J. PHILLIP JONES, SUBSTITUTE TRUSTEE TO U.S. BANK, NATIONAL ASSOCIATION, N.D. AS RECORDED ON THE 22ND DAY OF FEBRUARY, 2010 IN INSTRUMENT NO. 20100222-0013275 AND SPECIAL WARRANTY DEED FROM U.S. BANK, NATIONAL ASSOCIATION, N.D. TO KBR COMMERICAL, LLC., A MINNESOTA CORPORATION AS RECORDED ON THE 17TH DAY OF JUNE, 2010 IN INSTRUMENT NO. 20106017-0047112, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 7485 Maggie Drive, 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

WARRANTY DEED
(Continued)

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/our hand(s) this 15th day of November, 2010.

KBR Commerical, LLC

BY: _____
President

ATTEST:

_____
Secretary

STATE OF Minnesota

COUNTY OF Olmsted

I, Debra Zeimet, a Notary Public of the County and State first above written, do hereby certify that Brett Nelson personally appeared before me this 15th day of Nov, 2010, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of November, 2010.

_____
Notary Public

My Commission Expires:

(SEAL)

DEBRA K ZEIMET
Notary Public–Minnesota
My Comm. Expires Jan. 31, 2015

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027