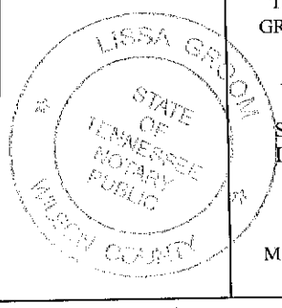
File No. 210110437

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/16/10 10:01 3 pgs
Fees:18.00 Taxes:621.60
20101216-0099981



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 11.5.2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celena Patterson	Celena Patterson	
(NAME) 304 Hallford Court	(NAME) 304 Hallford Court	MAP/PARCEL 098050A15700CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, **WE, Kashef Khan and wife, Amy Khan**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Celena Patterson***, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*** An Unmarried Woman**

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Revision One, Section Five, Hampton Hall, as of record in Instrument No. 20000728-0074425, Register's Office for 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 KASHEF KHAN AND WIFE, AMY KHAN by Deed from JAMES C. ROYER AND LINDA S. ZASTOVNIK ROYER, dated 04/19/2010 and filed for record on 04/21/2010 in Instrument No. 20100421-0030254, Register's Office for DAVIDSON County, Tennessee.

Restrictive Covenants of record in Book 10278, Page 257, as amended in Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 947, and Instrument No. 20000608-0057413, said Register's Office.

Storm water Detention Agreement of record in Book 10584, Page 114, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 10290, Page 261, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to The Homeowner's Association as shown of record in Instrument No. 20000728-0074532, said Register's Office.

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

The said Amy Khan signing as Power of Attorney for Kashef Khan recorded in Instrument No. 20100421-0030253 in Davidson County, Tennessee recorded 4/21/2010.

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 304 Hallford Court, Hermitage, TN 37076
(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), HER 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), HER 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 10th day of December, 2010.

Kashef Khan by Amy Khan his attorney in fact
Kashef Khan

Amy Khan
Amy Khan

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named ~~Kashef Khan and wife~~ Amy Khan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/10/2010

My Commission Expires: 9.2.2013

Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210110437

RETURN TO:
Stewart Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
Personally appeared before me, the undersigned Notary Public in and for the State and Count aforesaid, Amy Khan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained, and who further acknowledged that she in in, pursuant to Power of Attorney of record in Instrument No. 20100421-0030253, Register's Office of Davidson County, the Attorney in fact of Kashef Khan (herein called the "Maker"), or a constituent of the Maker and is authorized by the Maker or by its constituent being authorized by the Maker, to execute this instrument as the free act and deed of the Maker on this 12/10/2010.

My Commission Expires: 9.2.2013

Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

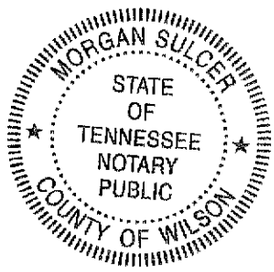
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, 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: 9/2/2013