BILL GARRETT, Davidson County
Trans:T20120052257 DEEDWARR
Recvd: 07/16/12 14:23 2 pgs
Fees:13.00 Taxes:1143.30
20120716-0062415

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of June, 2012 Notary Public MY COMMISSION EXPIRES: 2/4/2015 (AFFIX SEAL)

ROBIN S. EDWARDS — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ama Rowe	Citizens Bank	114070B15900CO
(NAME)	(NAME)	
1445 W. Running Brook Road	1917 Heiman Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN, 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Mohammad Anwaar Ullah Khan and Khateeja Khan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ama Rowe**, married 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:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Section 8, Addition to Westchase of record in Instrument No. 20050930-0117579, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same lands conveyed to Mohammed Anwaar Ullah Khan and Khateeja Khan, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated January 30, 2006 and recorded February 1, 2006 in Instrument No. 20060201-0012502, as corrected in Instrument No. 200602230021148, Register's Office, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1445 W. Running Brook Road, Nashville, TN 37209

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, has 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 **20th** day of **June, 2012**

Mohammed Anwaar Ullah Khan
By Jan Adams as Attorney in fact

Mohammed Anwaar Ullah Khan

Khateeja Khan By Jan Adams as Attorney in fact

Khateeja Khan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Jan Adams_, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of _Mohammed Anwaar Ullah Khan_ , and who acknowledge that he/she executed the same as the free act and deed of the said ____Mohammed Anwaar Ullah Khan , by virtue of a Power of Attorney, duly executed and appearing of record in Instrument no. 20120716-0062414 , said Register's Office.

WITNESS my hand and official seal at __DAVIDSON_____ , Tennessee this _____20th___ day of June, 2012

NOTARY

MY COMMISSION EXPIRES: 7/3/12 STATE OF TENNESSEE

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Jan Adams_, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of __Khateeja Khan_ , and who acknowledge that he/she executed the same as the free act and deed of the said ____Khateeja Khan___ , by virtue of a Power of Attorney, duly executed and appearing of record in Instrument no. 20120716-0062414 , said Register's Office.

WITNESS my hand and official seal at __DAVIDSON_____ , Tennessee this _____20th___ day of June, 2012

NOTARY

MY COMMISSION EXPIRES: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON