File Box 8

PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

*Attorneys at Law*

104 Woodmont Blvd., Suite 100

*Nashville, Tennessee 37205*

*Phone (615) 298-3312 - Fax 292-8746*



BILL GARRETT, Davidson County
Trans:T20120060951 DEEDWARR
Recvd: 08/15/12 15:35 2 pgs
Fees:13.00 Taxes:523.55
20120815-0073141



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( _____ ) Title No: 51472
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Stanley M. Lee<br>Jonathan T. Lee<br>403 W. Hillwood Drive<br>Nashville, Tennessee 37205 | New Owner |

**TAX MAP-PARCEL NUMBERS: 63.04-51.00**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$141,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Burhan F. Qazi**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stanley M. Lee and Jonathan T. Lee** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Rosebank Park, of record in Book 1835, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Burhan F. Qazi by deed from Nathan Paul Chapman and Stephanie Chapman, husband and wife, and Paul S. Chapman, dated June 1, 2006, recorded June 20, 2006 in Instrument No. 20060620-0073590, Register's Office for Davidson County, Tennessee.

Sara Eberhart, wife of Burhan F. Qazi, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 26, said Register's Office, which Plan shows a 30 foot minimum building setback line from Rosecliff Drive, and 10 foot easement for public utility purposes along the rear line.

**This is improved property, known as: 2100 Rosecliff Drive, Nashville, Tennessee 37206**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this ___ day of August, 2012.

Burhan F. Qazi

**Sara Eberhart**

**State of** TENNESSEE
**County of** DAVIDSON

On this 8/14/12, before me the undersigned authority, personally appeared Burhan F. Qazi, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

**State of** TENNESSEE
**County of** DAVIDSON

On this August 30, 2012, before me the undersigned authority, personally appeared Sara Eberhart, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $141,500.00

Affiant

Sworn and subscribed before me this the 14th day of August, 2012

My Commission Expires: _____

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013