BILL GARRETT, Davidson County
Trans:T20120074509 DEEDWARR
Recvd: 10/02/12 14:37 2 pgs
Fees:13.00 Taxes:5180.00
20121002-0089926

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12091886

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is geater, for this transfer is: $1,400,000.00

Affiant

Subscribed and sworn to before me, this28th day of September, 2012.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Muhammad Asad and Shaheena Asad 4101 Skyline Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 11713000900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Ritchason, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Muhammad Asad and wife, Shaheena Asad** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Vailwood Heights, not of record, described according to a survey made by W. W. Turner Company, Engineers, July 27, 1950, as follows:
Beginning on the Westerly margin of Skyline Drive at a point 206.3 feet North of the Northeast corner of the property conveyed to Wilson W. Coile by deed from J. E. Crain and wife, of record in Book 1878, Page 543, Register's Office for said County, being the corner of Lots Nos. 25 and 26; thence with the line between said two lots Westwardly 192.9 feet; thence North 3° 12' West 98.5 feet to the corner of Lots Nos. 24 and 25; thence with the line between said two lots Eastwardly 190.2 feet to the Westerly margin of Skyline Drive; thence with same, Southwardly 119.6 feet to the beginning.

Being the same property conveyed by Warranty Deed from J. E. Crain and wife, Marie S. Crain to Charles E. Jackson as recorded in Deed Book 1906, Page 637; Warranty Deed from Charles E. Jackson to Charles E. Jackson and wife, Corinna H. Jackson as recorded in Deed Book 2106, Page 273; Quitclaim Deed from Thelma Corinna Hines Jackson, unmarried to Thelma Corinna Hines Jackson Living Trust for Charles Eugene Jackson, Jr., Sandra Jill Jackson Dunaway and Patricia Diane Jackson Childers and their appointees or issue, Charles Eugene Jackson, Jr., Sandra Jill Jackson Dunaway and Patricia Diane Jackson Childers, Co-Trustees as recorded on the 31st day of August, 2000 in Instrument No. 200008310086486 and Warranty Deed from Trustees of the Thelma Corinna Hines Jackson Living Trust to Jason Ritchason, unmarried as recorded on the 15th day of July, 2005 in Instrument No. 20050715-0082604, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4101 Skyline Drive Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2012.

Jason Ritchason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Ritchason, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014