(1)

BILL GARRETT, Davidson County
Trans:T20130057220 DEEDWARR
Recvd: 07/05/13 09:33 2 pgs
Fees:13.00 Taxes:1276.50
20130705-0069512

WARRANTY DEED

DAVIDSON COUNTY NOTARY PUBLIC GEORGETTE R. KENNEDY STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Komail Khaleeli	Mortgage Research Center LLC dba Veterans United Home Loans	**115110050.00**
(NAME) **501 Torrington Court**	(NAME) 2101 Chaple Plaza Ct., Ste 107	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Edward W. Karrels**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Komail Khaleeli and Jenaan Khaleeli, husband and wife**, 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 66 on the Plan of West Meade Estates, Section One, of record in Book 2663, Page 110, to which Plan reference is made for a complete description.

This conveyance is subject to: Taxes for 2013 and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, Page 110, said Register's Office, which Plan shows a 100 foot minimum building setback line from Torrington Court, a 10 foot easement for public utility purposes along the rear line and the southerly portion of the easterly line and a 5 by 20 foot utility anchor easement located on the northeasterly front corner of said lot.

Being the same property conveyed to Edward W. Karrels by deed dated September 29, 2011 from Thomas E. Lovell and wife, Krista B. Lovell of record in Instrument No. 20110930-0075943, Register's Office for Davidson County, Tennessee

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **501 Torrington Court, Nashville, TN 37205**
(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 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 hand this **2nd day of July, 2013**.

Edward W. Karrels

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Edward W. Karrels** whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of July, 2013.

Commission expires: May 8, 2017

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

J. Dyke Tatum Notary Public