BILL GARRETT, Davidson County
Trans:T20140006566 DEEDWARR
Recvd: 01/29/14 09:32 2 pgs
Fees:13.00 Taxes:140.23

20140129-0007940

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is 37,900.00

Affiant

Subscribed and sworn to before me, this 24th day of January, 2014.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| ALI NAMDAR | NEW OWNER | 13308005600 |
| 229 BREVARD COURT | SAME | |
| NASHVILLE, TN 37211 | | |

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 ACKNOWLEDGE, WE,

**JABRAN ASAD BAIG**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ALI NAMDAR**

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. 22A, Zone Lot Division of Lot 22, on the Plan of Greenwood Hills Addition, Section II, of record in Plat Book 6250, Page 146, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO JABRAN ASAD BAIG BY QUITCLAIM DEED FROM BANO NASIM BAIG DATED 08/07/13 AND RECORDED ON 08/15/13 IN INSTRUMENT NO. 20130815-0085717, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO BANO NASIM BAIG BY WARRANTY DEED FROM GEP INVESTMENTS, LP, A TENNESSEE LIMITED PARTNERSHIP FORMERLY KNOWN AS THE DAVID W. GAW FAMILY LIMITED PARTNERSHIP DATED 11/17/10 AND RECORDED ON 11/18/10 IN INSTRUMENT NO. 20101118-0092202, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 229 BREVARD COURT, NASHVILLE, TN 37211.

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 in 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/our hand(s) this 24th day of January, 2014.

JABRAN ASAD BAIG

KYONGMI YOON
COMM. #2049561
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires December 16, 2017

**STATE OF**
**COUNTY OF**

Personally appeared before me, a Notary Public of said County and State, JABRAN ASAD BAIG, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2014.

Notary Public

My Commission Expires: Dec. 16th, 2017 Jan. 22nd, 2014