Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
320 Westgate Circle, Suite 150
Brentwood, TN 37027

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN143943

BILL GARRETT, Davidson County
Trans: T20140008034 DEEDWARR
Recvd: 02/04/14 11:25 3 pgs
Fees: 18.00 Taxes: 629.74

20140204-0009808

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,200.00.

Jaylee Norman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2014.

Tara Jones
NOTARY PUBLIC

My commission expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan Elizabeth Johnson 2735 Linmar Avenue Nashville, TN, 37215	New Owner	104140D02100CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Thousand Two Hundred and 00/100 Dollars ($170,200.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **TAMANNA KAZI AND HUSBAND, AYAZ MUDARRIS**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **MEGAN ELIZABETH JOHNSON, UNMARRIED**, hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being **Unit No. 21 on the Plan of Linmar Place III Condominiums,** created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7887, Page 558, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in common elements appurtenant to said unit as set forth on Exhibit "C" to the Master Deed and By-Laws. Reference is hereby made to the Plat of Linmar Place III Condominiums, as of record in Book 7887, Page 558, said Register's Office for a more complete identification and description of said unit.

Being the same property as conveyed to TAMANNA KAZI and AYAZ MUDARRIS by Warranty Deed from James E. Story and wife, Elaine S. Story, dated September 30, 2005, recorded October 7, 2005 at Instrument Number 20051007-0121789, Register's Office for Davidson County, Tennessee.

Tax ID Number

Map 104, 14, 0D, Parcel 021.00

The property address of the herein described real estate is believed to be 2735 Linmar Avenue, Unit 21, Nashville, Davidson County, Tennessee 37215 and is shown on all tax

records as same, but such addresses' are not part of the legal description of the subject property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of January, 2014.

Tamanna Kazi

TAMANNA KAZI

AYAZ MUDARRIS

STATE OF _____
COUNTY OF _____

Personally appeared before me, a Notary Public, Tamanna Kazi and Ayaz Mudarris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the ____ day of January, 2014.

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____

Please see attached
notarial certificate (~~Jurat~~ or ACK)
Notary: Gwb

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Santa Clara

On 29 January, 2014 before me, George W. Harris Jr., Notary Public,
(Here insert name and title of the officer)

personally appeared Tamanna Kazi and Ayaz Mudarris,

who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

GEORGE W. HARRIS JR.
Commission # 1921771
Notary Public - California
Santa Clara County
My Comm. Expires Jan 14, 2015

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 01/29/2014
Chapman and Rosenthal Title, Inc. # 14010012
(Sellers) Cornerstone Home Lending, Inc.# 5220000678
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document