# WARRANTY DEED

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Jennifer Ottwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2014.

Brittany Goins
Notary Public

MY COMMISSION EXPIRES: 01-7-17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Naseem Kabir | New Owner | 162-07-0-216.00 |
| (NAME) | (NAME) | |
| 717 Yoest Circle | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cheryl A. Payne, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Naseem Kabir, 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. 101, on the Plan of Whittemore Valley, Section 5, of record in Plat Book 6250, Page 904, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to CHERYL A. PAYNE, UNMARRIED, by deed from KARLA R. DEAL, UNMARRIED, of record in Book 10128, page 592, dated July 22, 1996, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 717 Yoest Circle, Antioch, TN 37013
(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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans:T20140060275 DEEDWARR
Recvd: 08/15/14 13:33 2 pgs
Fees:13.00 Taxes:547.60
20140815-0074076

Witness my hand this 8th day of August, 2014.

Cheryl A. Payne

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of August, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cheryl A. Payne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-21-14

Notary Public,

JENNY AVERHOFF
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY