BILL GARRETT, Davidson County
Trans:T20150040692 DEEDWARR
Recvd: 05/26/15 15:07 2 pgs
Fees:13.00 Taxes:555.00
20150526-0048280

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Khalid T. Kadar
3060 Whitland Crossing Drive
Nashville, TN 37214

SEND TAX BILL TO:
Owner

MAP/PARCEL 096-09-0-B-030.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Marcia E. Cagle, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Khalid T. Kadar and , husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3060 on the Plan of Donelson's Place as shown on Exhibit "B" to the First Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Donelson's Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070712-0083113, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Marcia E. Cagle by Warranty deed from Renasant Bank, of record in Instrument No. 20111024-0082330, Register's Office for Davidson County, Tennessee, dated October 14, 2011 and recorded on October 24, 2011.

This is improved property known as: **3060 Whitland Crossing Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20070430-0051183 , and

restrictions in Instrument Number 20070703-0079564, as amended in Instrument No! 20070712-0083113, Instrument No. 20070816-0098067 and Instrument No. 20101026-0085599, as corrected by Scrienver's Affidavit in Instrument No. 20101112-0091023, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 19th day of May, 2015.

Marcia E. Cagle
Marcia E. Cagle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Marcia E. Cagle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 19th day of May, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $149,999.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of May, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

File No: 158382

My Commission Expires: _____