01288-27034 (2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Pamela Y. Barry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pamela Y. Barry-Dickerson	NEW OWNER	181100E08700CO
(NAME)	(NAME)	
5104 Anders Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150062245 DEEDWARR
Recvd: 07/29/15 11:08 2 pgs
Fees:13.00 Taxes:825.10
20150729-0074690

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Majid Ahmad Khan, married , as to ninety percent undivided interest and Sajid Ahmad Khan, married , as to ten percent undivided interest, as joint tenants with right of surviviorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Pamela Y. Barry-Dickerson**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 87 on the Plan of Phase One, Section Two High Point, of record in Plat Instrument No. 20110620-0047097, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Majid Ahmed Khan, married, as to a ninety percent undivided interest and Sajid Ahmed Khan, married, as to a ten percent undivided interest, as joint tenants with right of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 09/05/2012, recorded 09/10/2012 of record in Instrument No. 20120910-0081552, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
Taxes for 2015 and subsequent years, a lien not yet due and payable. 2015 Property taxes have been prorated between the Grantor and Grantee.
All matters shown on the plat of record in Plat Instrument No. 20110620-0047097, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20110603-0042709, First Supplement of record in Instrument No. 20120119-0005431, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090309-0020470, in the Register's Office for Davidson County, Tennessee.
Charter of record in Instrument No. 20100113-0003233, in the Register's Office for Davidson County, Tennessee.
Easement as contained in Special Warranty Deed of record in Instrument No. 20080214-0014939, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument No. 20090309-0020488, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20090714-0065912, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers, Drainage, Flow and Appurtenances of record in Instrument No. 20090805-0073466, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Detention/Water Quality Ponds, Bioretention Areas, Water Quality Unit, Storm Drainage and/or Appurtenances, of record in Instrument No. 20090309-0020517, in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☑ property, known as 5104 Anders Drive, Brentwood, TN 37027

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 28th day of July, 2015.

Majid Ahmad Khan

Sajid Ahmad Khan by Majid Ahmad Khan Attorney in Fact for Sajid Ahmad Khan

State of Tennessee
County of Williamson
Personally appeared before me Majid Ahmad Khan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this 28th day of July, 2015.

Notary Public
My Commission Expires: 8/21/17

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Majid Ahmad Khan with whom I am personally acquainted and who proved himself to be the Attorney in Fact for Sajid Ahmad Khan, and who being authorized to do so acknowledged executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2015.

Notary Public
My Commission Expires: 8/21/17

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064