Davidson County DEEDWARR	
Recvd: 07/30/15 08:15	3 pgs
Fees:18.00 Taxes:481.00	
20150730-0074921	

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF July, 2015

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-19
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria E. Endsley 501 Sugaree Point Antioch, TN 37013	Same	164-16-0-A-021.00 CO

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 acknowledged, we,

Amanullah Kwaga, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Victoria E. Endsley, Unmarried

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:

The following described property located in the City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Meadow Woods, Section 2, of record in Instrument Number 20000309-0024168, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amanullah Kwaga by Deed from U.S. Bank National Association as Trustee dated February 23, 2011 of record in Instrument Number 20110928-0075121, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This instrument is being executed pursuant to a Power of Attorney of record in Book _____, Page _____, Register's Office for County, Tennessee.

20150730-0074920

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20000309-0024168, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20000524-0051988, amended in Instrument Number 20010911-0098356, Register's Office for Davidson County, Tennessee.
4) Property is subject to an Easement for Power Lines to the Tennessee Electric Power Company of record in Book 437, Page 38, said Register's Office.
5) Property is subject to an Ingress/Egress and Overflow Easement of record in Book 4457, Page 350, said Register's Office.
6) Property is subject to a Stormwater Detention Agreement of record in Book 11387, Page 931, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **501 Sugaree Point, 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.

Witness my hand(s) this 21st day of July, 2015.

Amanullah Kwaga by Farhad A. Kwaga, Attorney-in-Fact

Amanullah Kwaga by Farhad A. Kwaga, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Farhad A. Kwaga, Attorney-in-Fact for Amanullah Kwaga, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Amanullah Kwaga for the purposes therein contained.

WITNESS my hand and official seal this 21st day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

