BILL GARRETT, Davidson County
Trans:T20150076618 DEEDWARR
Recvd: 09/09/15 10:00 2 pgs
Fees:13.00 Taxes:395.90
20150909-0091486

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~107,000.00~~

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2015.

Notary Public

My commission expires: 11-13-18

BEVERLY PARHAM TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Irshad Ahmed	Owner	**133140A07000CO**
420 Elysian Fields Rd Unit E-12		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Charles Watts, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Irshad Ahmed and wife, Shahana Ahmed

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 Unit E-12 of Village of Grassmere formerly Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, page 413, as established under Master Deed of record in Book 5884, page 960 and amended and restated in Book 9559, page 939, Instrument No. 19991230-9959939 and Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Charles Watts, unmarried by Warranty Deed from Grassmere Development Company, LLC dated 05/25/07 and recorded on 06/04/07 in Instrument No. 20070604-0066161, said Register's Office for said county. Charles Watts is now married and Mary M. Watts joins in this conveyance for the purpose of conveying any marital interest she may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 420 Elysian Fields Rd Unit E-12, Nashville, TN 37211.

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 in 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/our hand(s) this 3rd day of September, 2015.

Charles Watts

Charles Watts

Mary M. Watts

Mary M. Watts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Charles Watts and Mary M. Wats, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September 2015.

Notary Public

My Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY