BILL GARRETT, Davidson County
Trans:T20150085430 DEEDWARR
Recvd: 10/07/15 09:34 2 pgs
Fees:13.00 Taxes:1406.00
20151007-0102165

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57777
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dalia Gergis 8049 Poplarwood Road Nashville, TN 37221	Commerce Union Bank 101 Creekstone Blvd. Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 155030C04000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$380,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Naveed Azhar Khan and wife, and Jill Renee Khan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dalia Gergis** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Poplarwood, Section 2, Revision for Lots 39 and 40 of record in Book 8250, page 977, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Naveed Azhar Khan and wife, Jill Renee Khan by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., dated May 16, 2000 and recorded on May 17, 2000 of record in Instrument No. 20000517-0049424, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 8250, page 977, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9019, page 334, Book 10013, page 935, Book 10206, page 512, By Laws in Book 11606, page 13, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 8049 Poplarwood Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28 day of September, 2015.

Naveed Azhar Khan

Jill Renee Khan

State of Tennessee

County of Davidson

On this 28th day of September, 2015, before me the undersigned authority, personally appeared Naveed Azhar Khan and Jill Renee Khan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $380,000.00.

Affiant

Sworn and subscribed before me this 28th day of September, 2015.

My Commission Expires: 6-30-18

Notary

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY