WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTS-2332

BILL GARRETT, Davidson County
Trans:T20160006329 DEEDWARR
Recvd: 01/25/16 13:42 2 pgs
Fees:13.00 Taxes:1129.98
20160125-0006924

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $305,400.00. Affiant Subscribed and sworn to before me, this the 15th day of January, 2016. Notary Public My commission expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Heidi I. Lorenz	New Penn Financial, LLC	
2401 Milton Drive	4000 Chemical Road	073-01-0-129.00
Nashville, TN 37216	Plymouth Meeting, VA 19462	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KOMAIL KHALILI AND WIFE, JENAAN KHALEELI**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEIDI I. LORENZ AND JACOB BYRON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 21 on the Map of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for said County, and described as follows:

Beginning at a point in the Westerly margin of Warrenton Place at the corner of Lot Nos. 20 and 21; thence with the line between said lots Westerly 100 feet to the line of Lot No. 22; thence with the line between Lot Nos. 21 and 22, Southerly 123.3 feet to the Northerly margin of Avalon Drive thence with the margin of the same Easterly 50 feet to a point, and continuing with the same Easterly 76.2 feet to the beginning of a curve; thence around said curve in a Northerly direction 31.4 feet to the West margin of Warrenton Place, thence with the margin of the same, Northerly 104.7 feet to the beginning.

Being the same property conveyed to Komail Khalili and wife, Jenaan Khaleeli by Warranty deed from Thomas R. Blackwell, unmarried of record in Instrument No. 20050701-0076374 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 01, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2401 Milton Drive, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of January, 2016.

Komail Khalili

Jenaan Khaleeli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Komail Khalili and Jenaan Khaleeli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of January, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018