Davidson County	DEEDWARR
Recvd: 02/11/16 14:30	2 pgs
Fees:13.00 Taxes:3126.50	
20160211-0013409	

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $845,000.00. Affiant Subscribed and sworn to before me, this the 5th day of February, 2016. Notary Public My commission expires: 5-8-18

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

155983

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Timothy V. Kemp Lynn D. Kemp	DMOK	
1013 Greenwich Park		117-13-0B-166.00-CO
Nashville, TN 37215-2415		

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, **JAWAID AHSAN AND SHAHEEN JAWAID, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY V. KEMP, A MARRIED MAN**, 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. 1012 on the Plan of Final Plat of Abbottsford Phase 2, A Planned Unit Development Revision 1, Plat of Correction of record in Plat at Instrument No. 20020305-0027572, as being corrected by Instrument of Correction of record in Instrument Number 20020828-0104512, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jawaid Ahsan and wife, Shaheen Jawaid by Warranty deed from Wall Construction Co, Inc., a Tennessee Corporation of record in Instrument No. 20030805-0111086 Register's Office for Davidson County, Tennessee, dated July 17, 2003 and recorded on August 05, 2003.

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 1013 Greenwich Park, Nashville, TN 37215-2415.

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 5th day of February, 2016.

Jawaid Ahsan

Shaheen Jawaid

Shaheen Jawaid

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jawaid Ahsan and Shaheen Jawaid, 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 5th day of February, 2016.

Notary Public

My Commission Expires:

LISA M SZYMANSKI NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Commission Expires 05-15-2018

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-24-2020

Shelly M Smith

Commission Expires
4-24-2018