BILL GARRETT, Davidson County
Trans:T20160028576 DEEDWARR
Recvd: 04/08/16 09:12 3 pgs
Fees:18.00 Taxes:517.63
20160408-0033696

RETURN TO:
ROBERT J. NOTESTINE III, ATTORNEY
109 KENNER AVENUE, STE. 201
NASHVILLE, TN 37205
BOX 26B FILE # 15240

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Jabran Asad Baig 1703 Antioch Pike Antioch, TN 37013	New Owner	14807012800

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY D E E D

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, John D. Lingley and Martha J. Lingley, husband and wife (hereinafter referred to as "Grantors"), have bargained and sold and by these presents do hereby sell, bargain, and convey and convey to Jabran Asad Baig, a married man, (hereafter referred to as the "Grantees"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1013 on the Plan of Cherokee Hills, Section Eight, of record in Book 4300, page 106, Register's Office for Davidson County, Tennessee, being a resubdivision of Lot No. 857-A and reserved Parcels B and D Cherokee Hills, Section Eight, as of record in Book 3700, page 154, Register's Office for said County, to which reference is hereby made for a more particular description of said lot.

Being the same property conveyed to John D. Lingley and wife, Martha J. Lingley by Warranty Deed from Charles D. Gunselman and wife, Teresa J. Gunselman of record in Book 9999, page 783, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 1703 Antioch, Tennessee 37013.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee which are not yet due and payable.

2. Subject to all matters contain in Plat Book 4300, page 106, said Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in Book 4518, page 495, said Register's Office for Davidson County, Tennessee.

4. Deed of Trust executed by John D. Lingley and wife, Martha J. Lingley to Joseph B. Pitt, Jr., Trustee of record in Instrument Number 20150427-0037121 payable to Green Tree Servicing, LLC, a note in the original principal amount of $78,600.00 dated April 17, 2015.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $139,900.00.
(
(
(Subscribed and sworn to before me
(this 17th day of March, 2016.
(
(
(My Commission Expires: 1-6-19

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of an undivided interest said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of March, 2016.

John D. Lingley

Martha J. Lingley

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, John D. Lingley and Martha J. Lingley, husband and wife, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 17th day of March, 2016.

Notary Public

My Commission Expires:

