WARRANTY DEED

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-33690

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gulgotay Telwar	NEW OWNER	128-03-0B-018.00-CO
(NAME)	(NAME)	
668 Williamsport Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160086282 DEEDWARR
Recvd: 09/30/16 14:24 2 pgs
Fees:13.00 Taxes:1073.00
20160930-0103489

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William Roger Jackson, III, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gulgotay Telwar and husband, Anharullah Makhawer**, hereinafter called the GRANTEE(S), 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 all of Lot 18 on the Plan of Resubdivision of Lots 17 and 18 Williamsport Subdivision, Section One, of record in Plat Book 8250, Page 335, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Roger Jackson, III by Warranty Deed from James H. Herring, Jr., and Melinda W. Herring, dated 11/18/2013, recorded 11/21/2013, of record in Instrument No. 20131121-0120021, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on the plat of record in Plat Book 8250, Page 335 and Boundary Map of record in Book 7900, Page 607, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 9144, Page 703, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040511-0053728, in the Register's Office for Davidson County, Tennessee.
Easement contained in Deed and Agreed Order of Possession of record in Instrument No. 20080409-0035856, in the Register's Office for Davidson County, Tennessee.
Charter contained in Articles of Incorporation of Williamsport Homeowners Association of record in Book 9144, Page 697, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Book 9363, Page 560, in the Register's Office for Davidson County, Tennessee.
Easement for the flow of Overall Creek, as much as thereon may flow, from time to time

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 668 Williamsport Court, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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 hand this 27th day of September, 2016.

William Roger Jackson III by Debra Jackson Attorney in Fact

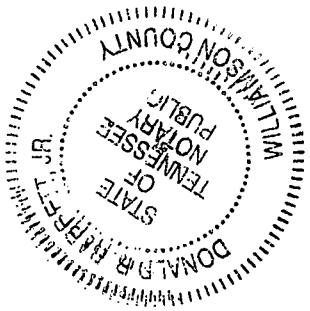
William Roger Jackson, III by Debra Jackson, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Debra Jackson**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of William Roger Jackson III, for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for William Roger Jackson III. and is authorized by William Roger Jackson III, to execute this instrument on his behalf.

This the 27th day of September, 2016.

Notary Public
My Commission Expires: 8/11/17



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Brentwood, TN 37027