BILL GARRETT, Davidson County
Trans: T20160091784 DEEDWARR
Recvd: 10/18/16 11:41 2 pgs
Fees: 13.00 Taxes: 462.50
20161018-0109930

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Kendig, married	Jeff Kendig (NAME)	07112011800
P O Box 160162 (ADDRESS)	P O Box 160262 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Adeel Mohammad, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeff Kendig, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 95 FEET OF LOT NO. 3 ON THE PLAN OF WALNUT GROVE SUBDIVISION OF LOT NO. 5 OF THE STULL TRACT, AS OF RECORD IN BOOK 332, PAGE 34, SAID REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID PART OF LOT NO. 3 FRONTS 95 FEET ON THE SOUTHERLY SIDE OF CHEROKEE AVENUE AND RUNS BACK 113 FEET, MORE OR LESS, ON THE WESTERLY LINE AND 115.5 FEET ON THE EASTERLY LINE TO THE NORTHERLY LINE OF LOT NO. 4, MEASURING 95 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ADEEL MOHAMMAD BY DEED FROM JASON R. KEITH AND KIMBERLY D. KEITH, HUSBANND AND WIFE, OF RECORD BY INSTRUMENT NO. 20160729-0078312, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 802 Cherokee Avenue, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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/our hand(s) this 14th day of October, 2016.

WARRANTY DEED
(Continued)

Adeel Mohammad

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adeel Mohammad, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of October, 2016.

Notary Public

My Commission Expires:

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072