WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-34568

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abdul Nisar	New Owner	141-05-0-A-262.00 CO
(NAME)	(NAME)	
736 Gloucester Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160101354 DEEDWARR
Recvd: 11/16/16 13:54 2 pgs
Fees:13.00 Taxes:906.50

20161116-0120968

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Scott E. Chasteen and Nicole Chasteen, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abdul Nisar and Kiran Shahzadi, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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. 262 on the Final Plat, Revision, Avondale Park Phase 1, Section 4, of record in Instrument No. 20090318-0024196, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott E. Chasteen, a single person, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated August 7, 2009, of record in Instrument No. 20090811-0075638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Instrument No. 20090318-0024196; Easement to Harpeth Valley Utility District of record in Book 5738, page 819; Book 5738, page 832; Book 7601, page 400; Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20040204-0013641, Instrument No. 20080701-0067905, Instrument No. 20080701-0067906, Instrument No. 20080818-0084836, Instrument No. 20090414-0033624 and Instrument No. 20090414-0033625; Easement to USA/TVA of record in Instrument No. 20060110-0003857; Easement to Tennessee Electric Power Company of record in Book 787, page 7; Deed to TVA/ USA of record in Book 4118, page 694; Book 4193, page 903 and Book 4228, page 635; and Order of Taking to TVA of record in Book 4273, page 280; All matters set out in Book 10748, page 876; Access easement agreement of record in Instrument No. 20041207-0145622; Inspection and maintenance agreement for private stormwater management facilities of record in Instrument No. 20071002-0117293; Permanent easement agreement of record in Instrument No. 20090707-0063325; Stormwater Detention Agreement of record in Instrument No. 20060512-0055867; Landscape easement of record in Instrument No. 20090414-0033629; By-Laws of Avondale Park Owners Association of record in Instrument No. 20081203-0117452; Articles of Incorporation of Avondale Park Owners Association of record in Instrument

No. 20081203-0117452 and Instrument No. 20081203-0117350; Restrictions of record in Instrument No. 20081203-0117452, Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 736 Gloucester Lane, 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 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 our hands this 14th day of November, 2016.

Scott E. Chasteen

Nicole Chasteen

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Scott E. Chasteen and Nicole Chasteen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of November, 2016.

Notary Public
My Commission Expires: _____

File No.: 24087

