WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160110849 DEEDWARR
Recvd: 12/16/16 14:37 2 pgs
Fees:13.00 Taxes:1073.00

20161216-0132334

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BENITA MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 10, 2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua V. Thurman	New Owner	156-01-OB-018.00
(NAME)	(NAME)	
7852 Harpeth View Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Ather A. Khan and brother, Masood Khan, as tenants in common with Rights of Survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joshua V. Thurman and Laura M. Thurman, husband and wife** , hereinafter called the GRANTEE(S), their heirs and/or 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. 18 on the Plan of HARPETH VIEW SUBDIVISION, as of record in Plat Book 6900, Page 319, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ather A. Khan and brother, Masood Khan, as tenants in common with Rights of Survivorship by QuitClaim Deed dated 4/05/2013 from Ather A. Khan of record in Instrument Number 20130410-0035545, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ather A. Khan, a married person by Deed dated 4/05/2007 from William R. Klein and wife Anne B. Klein of record in Instrument Number 20070412-0043616, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants and Easements of record in Book 7112, page 341, Book 7242, page 537, Book 10940, page 605, Book 7112, page 350, Book 7242, page 546, Book 4816, page 971, Book 6970, page 275, Book 6970, page 281, Book 6970, page 284, Book 6970, page 278, Book 8436, page 543, Book 10940, page 619, Book 7306, page 411 and Book 10940, page 614, Register's Office for said County.

Shabana Khatoon joins in this conveyance to convey any and all rights she may have in this property.

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 7852 Harpeth View Drive, 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), their heirs and/or 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), their heirs and/or 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.

File No.: 01288-35132
SMG TN Warranty Deed

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness our hands this 15th day of December, 2016.

Ather A. Khan by [signature] (Attorney-in-fact)
Ather A. Khan by Ashfaq Memon, Attorney-in-Fact

Masood Khan by [signature] Attorney-in-fact
Masood Khan by Ashfaq Memon, Attorney-in-Fact

Shabana Khatoon by [signature] (Attorney-in-fact)
Shabana Khatoon by Ashfaq Memon, Attorney-in-Fact

State of Tennessee
County of Rutherford

On this 15th day of December, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Ashfaq Memon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Ather A. Khan**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number 20161216-0132331, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 15th day of December, 2016.

[signature]
Notary Public
My Commission Expires: 9/18/17

Tammy McCauley State of Tennessee Notary Public Rutherford Co, TN

State of Tennessee
County of Rutherford

On this 15th day of December, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Ashfaq Memon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Masood Khan**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number 20161216-0132333, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 15th day of December, 2016.

[signature]
Notary Public
My Commission Expires: 9/18/17

Tammy McCauley State of Tennessee Notary Public Rutherford Co, TN

State of Tennessee
County of Rutherford

On this 15th day of December, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Ashfaq Memon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Shabana Khatoon**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number 20161216-0132332, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 15th day of December, 2016.

[signature]
Notary Public
My Commission Expires: 9/18/17

Tammy McCa... State of Tennesse Notary Publi... Rutherford Co, TN

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167