WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/17 12:19 3 pgs
Fees:18.00 Taxes:1350.50
20170117-0004834

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Safeen Ismail Khoshnaw
Aras Osman Khoshnaw
Affiant Attorney-in-fact

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/25/19

(AFFIX SEAL)

AMY GROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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
Safeen Ismail Khoshnaw	Regions Mortgage	172 14 0A 097.00
(NAME)	(NAME)	
1520 Braebury Circle	2050 Parkway Office Cir.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(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, I, **Jimmy N. Johnson, married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Safeen Ismail Khoshnaw and Aras Osman Khoshnaw, husband and wife**, 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 No. 93 on the Plan of Section Two, Wexford Downs, R20 Residential P.U.D., of record in Plat Book 9700, Pages 593 & 594, 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 Jimmy N. Johnson and wife, Linda W. Johnson by Warranty Deed from Beazer Homes Corp dba Phillips Builders, dated 02/25/1999, recorded 03/01/1999 of record in Book 11359, Page 438, in the Register's Office for Davidson County, Tennessee.

The said Linda W. Johnson died on 5/7/2008, leaving the said Jimmy N. Johnson the sole surviving tenant by the entirety.

*Said property is not the marital residence of said Grantor.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Pages 593 and 594, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 10292, Page 51, First Supplementary Declaration of record in Book 10792, Page 822, in the Register's Office for Davidson County, Tennessee.

Easement Contained in Deed of Conveyance of record in Book 11444, Page 149, Book 11444, Page 177, Book 11201, Page 766, in the Register's Office for Davidson County, Tennessee.
Permanent Easement Agreement of record in Book 10359, Page 615, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 10529, Page 560, Instrument No. 20020807-0095117, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 9700, Page 221, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed of record in Book 10937, Page 791, in the Register's Office for Davidson County, Tennessee.
Charter of Wexford Downs Homeowners Association, Inc., of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee.

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 1520 Braebury Circle, Nashville, TN 37211
(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 13th day of January, 2017.

Jimmy N. Johnson

State of Tennessee
County of Williamson

Personally appeared before me Jimmy N. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of January, 2017.

Notary Public
My Commission Expires: 8/21/17

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

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY