THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 161210256**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $606,950.00. Toni Doggett, a agent Affiant Subscribed and sworn to before me, this 13th day of February, 2017. Jennifer Bullard Notary Public My Commission Expires: 1-22-18

SHELBY COUNTY TENNESSEE NOTARY PUBLIC JENNIFER BULLARD

BILL GARRETT, Davidson County
Trans:T20170013636 DEEDWARR
Recvd: 02/15/17 08:49 2 pgs
Fees:13.00 Taxes:2245.72

20170215-0015491

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karly A. Schledwitz 918 A Waldkirch Avenue Nashville TN 37204	Regions Mortgage 550 Metroplex Drive Nashville, TN 37211	Tax Parcel ID No. 105-13-0D-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jabran A. Kahn, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Karly A. Schledwitz, unmarried, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 918 Waldkirch Avenue Townhomes, a Horizontal Property Regime of record in Exhibit "A" in the Master Deed at Instrument No. 20080222-0017485, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Jabran A. Kahn, unmarried by Warranty deed from Sharon Renee Wilson, Single of record in Instrument No. 20160316-0024822 Register's Office for Davidson County, Tennessee, dated March 04, 2016 and recorded on March 16, 2016. Jabran A. Kahn is now married and Jessica Elaine Khan joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Jabran A. Kahn.

The execution of this instrument is effected by the signature of Jessica Elaine Khan as Attorney-in-fact for Jabran A Kahn, which Power of Attorney is recorded in Instrument No. 20170215-0015489, said register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080222-0017485, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter to HOA of record in Instrument Number 20080222-0017484, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20070330-0038117, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 918 A Waldkirch Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of February, 2017.

Jabran A Kahn by J Khan
Jabran A. Kahn by Jessica Elaine Khan
as attorney in fact

J Khan
Jessica Elaine Khan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Elaine Khan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica Elain Khan,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Jabran A Kahn,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of February, 2017.

Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018