# 11730

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans: T20170015985 DEEDWARR
Recvd: 02/23/17 10:39 2 pgs
Fees: 13.00 Taxes: 1295.00
20170223-0018150

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle Ste. 150**
**Brentwood, TN 37027**

**CRT File No. 170110525**

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of February, 2017.

Hilary Mohsenzadeh
Notary Public
My Commission Expires: _____

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Amir Z. Tahir and Kawjeen Tahir<br>4721 Sterling Cross<br>Nashville TN 37211-8543 | New Owner | Tax Parcel ID No.<br>172-14-0B-151.00-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, **Thomas J. Kaminski and wife, Jennifer L. Kaminski,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amir Z. Tahir and Kawjeen Tahir, husband and wife,** ("Grantees"), their 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 Lot No. 151 on the Plan of Final Plat for Winfield Park, Phase 1, Section 2, Revision 1 of record in Plat at Instrument No. 20010313-0024087, (Revising plat of record in Instrument No. 20000225-0018478, 20000225-0018479 and 20000225-0018480), 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 Thomas J. Kaminski and wife, Jennifer L. Kaminski by Warranty deed from Franklin Heritage Homes, LLC of record in Instrument No. 20040712-0082190 Register's Office for Davidson County, Tennessee, dated July 08, 2004 and recorded on July 12, 2004.

The execution of this instrument is effected by the signature of Thomas J. Kaminski as Attorney-in-fact for Jennifer L. Kaminski, which Power of Attorney is recorded in Instrument No. 20170223-0018149 in 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.

Subject to all matters shown on the Plan of record as Instrument Number 20000225-0018478, Instrument No. 20000225-0018479, Instrument No, 20000225-0018480, and revised by Instrument No. 20010313-0024087, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Winfield Park with By-Laws appended thereto, of record in Book 11113, Page 691 and Instrument No. 20001211-0122000, as re-recorded in Instrument No. 20020520-061426, 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.

Stormwater Detention Agreement in Book 11744, page 254, Register's Office for Davidson County, Tennessee.

Easement Agreement in Book 11124, page 852, Register's Office for Davidson County, Tennessee.
Easement for Ingress/Egress and Cross Use Agreement in Book 5552, page 857, Register's Office for Davidson County, Tennessee.

Easement conveyed to BellSouth Telecommunications Inc. in Book 11628, page 204, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Open Spaces in Instrument 20020515-0059530, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11113, Page 717, in the Register's Office for Davidson County, Tennessee.

Ingress and Egress Cemetery of record in Book 11357, Page 909, in the Register's Office for Davidson County, Tennessee.

Certification of Duly Adopted Resolution of record in Instrument Number 20160211-0013422, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4721 Sterling Cross Nashville TN 37211-8543

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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**, Grantor has executed this instrument on this 9th day of February, 2017.

Thomas J. Kaminski

Jennifer L. Kaminski by Thomas J. Kaminski as Attorney-in-fact

Jennifer L. Kaminski by THOMAS J. KAMINSKI AS ATTORNEY-IN-FACT

STATE OF ~~TN~~ EB )
~~COUNTY OF~~ US Army )

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

Witness my hand, at office, this 9 day of February, 2017.

Randell G. Butman
556, USA 10USC1044a
Notary Public

My Commission Expires: 14 Oct 2019

STAFF JUDGE ADVOCATE
NOTARY
10USC 1044
PUBLIC
US ARMY

STATE OF ~~TN~~ EB )
~~COUNTY OF~~ US Army )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas J. Kaminski, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Jennifer L. Kaminski of the maker or 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 9 day of February, 2017.

Randell G. Butman
556, USA 10USC 1044
Notary Public

My Commission Expires: 14 Oct 2019

STAFF JUDGE ADVOCATE
NOTARY
10USC 1044
PUBLIC
US ARMY