WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170073112 DEEDWARR
Recvd: 08/23/17 10:34 2 pgs
Fees:13.00 Taxes:906.50
20170823-0086522

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $245,000.00.

Affiant

Subscribed and sworn to before me this 18 day of August 2017

Notary Public
My Commission expires: 07/06/20
(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amillia Wilcher	SAME	147-16-0-146.00
4911 Pearson Place		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Raveen Ahmed, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amillia Wilcher and Charles A. Knepshield, wife and husband,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 222 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 222 fronts 85.3 feet on the west side of Pearson Place and runs back between lines 196.5 feet on the north lines and 198.4 feet on the south line to a dead line in the rear on which it measures 96.6 feet.

Being the same property conveyed to Muhammad S. Barwari and Sabiha A. Barwari from Northfork Properties, Inc. by Warranty Deed on July 27, 2001, of record in Instrument Number 20010806-0083858, Register's Office for Davidson County, Tennessee. Further conveyed to Raveen Ahmed from Muhammad S. Barwari and Sabiha A. Barwari by Quitclaim Deed on August 22, 2014, of record in Instrument Number 20140825-0077224, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,388.67 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 14716014600, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2548, Page 355; Book 2598, Page 491 and Book 2702, Page 49, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4911 Pearson Place, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-17-4911

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 August 18, 2017.

Raveen Ahmed

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Raveen Ahmed** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 18, 2017

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE