THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $429,900.00.

William Matheson
Affiant

Subscribed and sworn to before me, this 1st day of August, 2018.

Notary Public
My Commission Expires: 11/20/2021

Bill Garrett Davidson County
Batch# 124130 DEEDWARR
08/02/2018 02:00:29 PM 2 pgs
Fees: $13.00 Taxes: $1,590.63 No. 180716945
20180802-0075947

YVETTE PEREZ NOTARY PUBLIC STATE OF TEXAS NOTARY ID 129620?2-0

PREPARED BY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Saad Khan and Erum Aslam 4704 Michigan Avenue Unit A Nashville TN 37209	New Owner	Tax Parcel ID No. 091-07-0P-001.00-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, **William D. Matheson, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Saad Khan and Erum Aslam, husband and wife,** ("Grantees"), its 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 "A", on the Horizontal Property Regime with Private Elements for 4704 Michigan Avenue Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140815-0074189, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to WILLIAM D. MATHESON, by deed from Q & A HOLDINGS, GP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20150420-0035167, dated April 20, 2015, said Register's Office.

Lara Seltz Matheson joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 091-07-0P-001.00-CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140815-0074189, said Register's Office.

This is improved property located at 4704 Michigan Avenue Unit A Nashville TN 37209

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, Grantor has executed this instrument on this 1st day of August, 2018.

William D. Matheson Lara Seltz Matheson

STATE OF ~~TENNESSEE~~ y.p TEXAS)
COUNTY OF ~~DAVIDSON~~ y.p MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William D. Matheson and Lara Seltz Matheson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2018.

Notary Public

My Commission Expires: 11/20/2021

YVETTE PEREZ
NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID 129820728
11/20/2021