Karen Johnson Davidson County
Batch# 224791 **DEEDWARR**
05/02/2019 10:44:31 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20190502-0040827

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: Forever

(AFFIX SEAL)

KRYSTEN NICOLE BLAIR
Notary Public
State of Louisiana
Orleans Parish
Notary ID # 136536
My Commission is for Life

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase Gifford and Brittany Gifford, husband and wife	Citizens Bank N.A. (NAME)	
445 Westboro Drive (ADDRESS)	10561 Telegraph Road (ADDRESS)	09-11-33-D-002.00CO
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Glen Allen, VA 23059-4577 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Khalid Kamal, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Chase Gifford and Brittany Gifford, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. B OF THE HOMES AT 443 WESTBORO, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING THE HOMES AT 443 WESTBORO, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NUMBER 20171013-0105097, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

BEING A PORTION OF THE PROPERTY CONVEYED TO KHALID KAMAL BY WARRANTY DEED FROM IDEAL SOLUTIONS, LLC, OF RECORD IN INSTRUMENT NO. 20170818-0085031, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANACE IS SUBJECT TO THE 2019 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 445 Westboro Drive, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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/our hand(s) this 30th day of April, 2019.

WARRANTY DEED
(Continued)

Khalid Kamal

STATE OF Louisiana

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Khalid Kamal, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2019.

Notary Public

My Commission Expires: Future

(SEAL)

KRYSTEN NICOLE BLAIR
Notary Public
State of Louisiana
Orleans Parish
Notary ID # 136536
My Commission is for Life

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

STATE OF LA | PARISH OF JEFFERSON
INSTRUMENT NOT PREPARED BY SIGNING NOTARY PUBLIC. NOTARY ATTESTING TO SIGNATURE ONLY.

NOTARY PUBLIC DATE 4/30/19