Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

14074

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721619**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2019. Notary Public My Commission Expires:

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karwan Tovi 1317 Wexford Downs Ln Nashville TN 37211	CMG Mtg. 3160 Crow Canyon San Ramon, CA 94583	Tax Parcel ID No. 172-14-0A-118.00 CO

Karen Johnson Davidson County
Batch# 271405 **DEEDWARR**
08/14/2019 10:43:39 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20190814-0081178

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, **Christopher O. Kohler and Enashea B. Kohler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karwan Tovi and Cheman Tovi ,husband and wife, and and Mohammed A. Hesen, an unmarried man, and Suleen I. Tovi, an unmarried woman, joint tenants with right of survivorship**, ("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 Lot No. 47, Section 3 on the plan of Wexford Downs, of record in Instrument Number 20000810-0079246, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher D. Kohler and wife, Enashea B. Kohler by Warranty Deed from Robert Giffin and wife, Lily Giffin, recorded on the 7th day of July, 2005 in Instrument No. 20050707-0078672, in the Register's Office of Davidson County, Tennessee.

Christopher O. Kohler is a/k/a Christopher D. Kohler and Enashea B. Kohler is a/k/a Enashea Kohler.

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 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, WEXFORD DOWNS, as recorded in Instrument No. 20000810-0079246.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10292, Page 51 and Instrument No. 20000810-0079498.

Easement for Utility, recorded in Book 10359, Page 615.

Easement for BellSouth Telecommunications, recorded in Book 10529, Page 560. Dedication of Common Area/Open Space recorded at Instrument No. 20040311-0028010.

Deed of Conveyance for Sanitary Sewers recorded in Book 11201, Page 766 and Book 11444, Page 177.

Deed of Conveyance for Sewerage Services recorded in Book 1444, Page 149.

This is improved property located at 1800 Apple Ridge Circle Nashville TN 37211

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 31st day of July, 2019.

Christopher O. Kohler Enashea Kohler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher O. Kohler and Enashea Kohler, 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 31st day of July, 2019.

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2023

Notary Public
My Commission Expires: _____