Davidson County DEEDWARR
Recvd: 06/13/05 10:58 2 pg
Fees:13.00 Taxes:143.93

20050613-0067147

File No. 250500827

WARRANTY DEED

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,900.00

Rasha Gouda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rasha Gouda	Rasha Gouda	164-10-0A-117.00-C0
(NAME) 1305 Murfreesboro Pike	(NAME) 1305 Murfreesboro Pike	
(ADDRESS) Nashville, TN 37217-2635	(ADDRESS) Nashville, TN 37217-2635	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **we, Summerfield Development, LLC a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rasha Gouda, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 323, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Summerfield Development L.L.C., a Tennessee Limited Liability Company by Quitclaim Deed dated June 17, 1999 of record in Book 11571, Page 943, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 11588, Page 484, Book 11669, Page 376 and in Instrument No. 20010504-0046260, Instrument No. 20010308-0021946 and in Instrument No. 20030527-0071168; By-Laws of record in Book 11648, Page 662, and in Instrument No. 20010504-0046261; Charter of record in Book 11648, Page 660 and in Instrument No. 20010326-0028531; Permanent Easement to Tennessee Telephone Company of record in Instrument No. 20000824-0083643; All matters shown on the plan of record in Instrument No. 20000929-0096421 all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lot 323 Village Two Summerfield Antioch, TN 37013
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that it is 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 GRANTEE, her 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 our hands this 27th day of May, 2005.

N/A

Summerfield Development, L.L.C.,

By: _____
John Harney, Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John Harney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager, of Summerfield, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at office this 27th day of May, 2005.

Commission expires: 11/22/08

MELINDA G. ROBERTSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

~~Linda V Jones~~
Melinda G. Robertson
Notary Public

(seal)

File Number: 250500827

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076