WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/07 10:29 2 pgs
Fees:13.00 Taxes:373.70

20070104-0001604

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20th** DAY OF **December, 2006**

Notary Public

MY COMMISSION EXPIRES: **2/24/09**
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

RUTHERFORD COUNTY TARREE L. RUSSELL NOTARY PUBLIC STATE OF TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luft ~~Luft~~ U Rehman	**Same**	**163-5A-18.00 CO**
(NAME) **5170 Hickory Hollow Parkway, Unit 275**	(NAME)	
(ADDRESS) **Antioch,TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James B. French,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~**Luft U Rehman,**~~ HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT: Luft U. Rehman

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF HICKORY HOLLOW TOWNHOMES (MILL PARK), PHASE I, A HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT OF RECORD IN BOOK 9700, PAGE 686, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES B. FRENCH, UNMARRIED BY WARRANTY DEED FROM NVR, INC., T/A RYAN HOMES, A VIRGINIA CORPORATION, RECORDED ON THE 12TH DAY OF DECEMBER, 2000 IN INSTRUMENT NO. 20001212-0122208, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5170 Hickory Hollow Parkway, Unit 275, 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **20th** day of **December, 2006.**

James B. French

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **James B. French**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal atMurfreesboro, Tennessee, this 12/20/2006.

NOTARY

TAREE L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MY COMMISSION EXPIRES: 2/24/09