# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/07 14:15 2 pg
Fees:13.00 Taxes:721.50
20070405-0041127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 01-15-08
(AFFIX SEAL)

JEAN M. PETERSON NOTARY PUBLIC LARGE SUMNER COUNTY TN
My Commission Expires Jan. 15, 2008

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David A. Levey | Bank of America | 174-11-A-385 |
| (NAME) | (NAME) | |
| 3100 Skinner Dr. | 9000 Southside Blvd. Bldg. 700 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Jacksonville, FL 32256 | |
| (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, **Muhammad Haseeb and spouse, Nabila Naeem**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David A. Levey and Christina E. Levey, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot 354, CANE RIDGE FARMS, PHASE SIX, SECTION ONE, as shown on plat of record in Instrument No. 20050209-0015098, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from The Craig Company, a Tennessee Corporation to Muhammad Haseeb and spouse, Nabila Naeem as recorded on the 19th day of October, 2005 in Instrument No. 20051019-0125825; part of Warranty Deed from Cane Ridge Farms, LLC, a Tennessee limited liability company to The Craig Company, Inc. as recorded on the 28th day of March, 2005 in Instrument No. 20050328-0032810 and part of General Warranty Deed from JL Investments, LLC, a Tennessee limited liability company to Cane Ridge Farms, LLC, a Tennessee limited liability company as recorded on the 14th day of April, 1999 in Book 11431, Page 163, in the Register's Office of Davidson County, Tennessee.

**This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument NO. 20050209-0015098; restrictions of record in Instrument No. 20000905-0087103, 20010815-0088370, 20040319-0031603 and 20041102-0131848; by-laws of record in Instrument No. 20000905-0087103; charter of record in Instrument No. 20010815-0088360; easements of record in Book 4428, page 565, Book 4420, page 36, Book 5078, page 476 and Instrument No. 20020123-0009340; conveyance of common area of record in Instrument No. 20010815-0088361; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐
This is improved ☒ property, known as 3100 Skinner Dr., Antioch, TN
(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 our hands this 29th day of March, 2007.

M. Haseeb

**Muhammad Haseeb**

Nabila Naeem

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Muhammad Haseeb and Nabila Naeem, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of March, 2007.

Carol L. McArthur

Notary Public

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: Sept 2008