McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

(2)

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $80,000.00 Affiant Subscribed and sworn to before me, this 14th day of March, 2008. Notary Public Expiration of commission. 1/24/09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/20/08 10:21 2 pgs
Fees:13.00 Taxes:296.00
20080320-0028181

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zala Safi **Bibi Safi**	**NEW OWNER**	**Map/Parcel 162-16-O-A-089.00CO**
23 Sycamore Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Quaford C. Coleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zala Safi, a single person, and Bibi Safi, a single person

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 a part of the Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, now known as Hickory Hollow Condominiums, of record in Book 5050, page 103, Register's Office for Davidson County, Tennessee, the part hereby conveyed being Unit No. 23, Building No. 18, known as 4 Hickory Court, as shown in and described by said Plan; together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section I, including the By-Laws thereunto attached recorded in Book 4887, page 961, as amended by instruments of record in Book 5000, page 607, Book 5101, page 809 and further amended and restated establishing a Horizontal Property Regime of Hickory Hollow Condominiums of record in Book 10468, page 653, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Quaford C. Coleman, by Quitclaim Deed, from Kenneth Dupree, of record in Instrument No. 20051020-0126359, Dated October 19, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5050, page 103, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4792, page 725 and Book 6396, page 504, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 5000, page 610 and amended in Book 5689, page 502, Register's Office for DAVIDSON County, Tennessee.
Articles of Merger of record in Book 9150, page 797, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to HOA of record in Book 5234, page 265, Register's Office for DAVIDSON County, Tennessee.
Agreement of record in Book 5324, page 214, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 5025, page 614, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 5373, page 110 and Book 5020, page 739, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 4887, page 961, Book 5000, page 607, Book 5101, page 809, Book 10468, page 653, Instrument No. 20050810-0094534 and Instrument No. 20040805-0094013, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 4887, page 982 and Book 10468, page 691, Register's Office for DAVIDSON County, Tennessee.

Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 23 Sycamore Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 14th day of March, 2008.

Quaford C. Coleman by Kenneth Dupree, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kenneth Dupree, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Quaford C. Coleman for the purposes therein contained, and who further proved to me that he is the Attorney-in-Fact for Quaford C. Coleman, and is authorized by him to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of March, 2008.

Notary Public

My Commission Expires: 9/14/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **08157-SH**

RECORD & RETURN TO:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027