BOX #14A

Davidson County DEEDWARR
Recvd: 04/01/08 08:51 2 pg
Fees:13.00 Taxes:647.50

20080401-0032322

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

C#21297-2

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2008.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission of commission. 3/22/09

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Yousef Tajdaar **Angel Smith**	**Bank of America N.A.**	**Map\Parcel: 147-12-O-B-017.00CO**
4085 Hollis Hill Drive	**P.O. Box 535318**	
Nashville, Tennessee 37211	**Atlanta, GA 30353-5318**	

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,

Jeff Ackerman, a single man

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

Yousef Tajdaar and Angel Smith, 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 No. 17 on the Final Plat of Classic Meadows, as of record in Instrument No. 20040715-0084487, as corrected in Instrument No. 20050303-0023638, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeff Ackerman by Warranty Deed from Global Development Inc., dated September 1, 2004, of record in Instrument No. 20041117-0138055, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20040715-0084487, corrected in Instrument No. 20050303-0023638, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1815, Page 32 and Instrument No. 20040720-0086469, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20040723-0088378, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20030917-0137370, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to homeowners association of record in Instrument No. 20060724-0088800, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20040720-0086469, Register's Office for DAVIDSON County, Tennessee.
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 improved property known as 4085 Hollis Hill Drive, Nashville, Tennessee 37211.

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 28th day of March, 2008.

Jeff Ackerman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Jeff Ackerman , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 28th day of March, 2008.

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES. JULY [illegible], 2009

File #: **08247-JM**
RECORD & RETURN TO:
John T. Cook, P.C.
2927 Berry Hill Dr.
Nashville, TN 37204