File No. 280700485

WARRANTY DEED

MIMSI THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/25/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanullah Kwaga	Same as new owner	164-10-OA-472.00CO
(NAME)	(NAME)	
604 Summer Breeze Lane	Same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, L.L.C., a Tennessee limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Amanullah Kwaga, married**, hereinafter called the Grantee, his 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. 171, Final Plat Village Eleven, Summerfield Subdivision, as shown on plat of record in Instrument No. 20060718-0086557, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Summerfield Development LLC, a Tennessee Limited Liability Company by deed from Forrest Partnership, a Tennessee General Partnership of record in Book 11571, Page 943 on 06/17/1999 and filed for record on 07/14/1999, Register's Office for Davidson County, Tennessee..

This conveyance is subject to the following:
Restrictive Covenants of record in Instrument No. 20010308-0021946; 20010504-0046261; 20010504-0046260; 20030527-0071168; 20060724-0089079, Book 11588, Page 484; Book 11648, Page 662; Book 11669, Page 376; Easement(s) as shown of record in Instrument Nos. 20000113-0004777, 20000824-0083643; Charter of Homeowner's Association as shown of record in Book 11648, Page 660 and Instrument No. 20010326-0028531; all matters shown on plat of record in Instrument No. 20060718-0086557; 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 171 Village Eleven, Summerfield, Nashville, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Davidson County DEEDWARR
Recvd: 07/25/08 09:16 2 pgs
Fees:13.00 Taxes:162.43
20080725-0076194

Witness my hand this 17th day of July, 2008.

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 Development, L.L.C., 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 17th day of July, 2008.

Commission expires:
11/21/2010

Scarlet D. Newton
Notary Public

SCARLET D. NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 280700485
RETURN TO:
Southern Title Services
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Murfreesboro, TN 37129