(1)

File No. 291100308

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090087673 DEEDWARR
Recvd: 12/30/09 14:50 2 pgs
Fees:13.00 Taxes:1258.00
20091230-0118610

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2009.

NOTARY PUBLIC AT LARGE — RUTHERFORD COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 11-20-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxwell C. Eblaghie	Maxwell C. Eblaghie	128160B07200CO
(NAME)	(NAME)	
~~548 Summit Oaks Court~~ 554 Deer Hunter Rd	554 Deer Hunter Rd.	
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 38221~~ Blue Ridge GA 30513	Blue Ridge, GA 30513	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, , Concord Homes, LLC, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Maxwell C. Eblaghie and Kelly W. Koay, husband and wife, hereinafter called the grantee(s), 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 all of Lot No. 72, on the plan of First Revision, Phase Four, Summit Oaks, a Planned Unit Development, of record in Instrument No. 20060516-0057170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to CONCORD HOMES LLC by deed from GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP A TENNESSEE GENERAL PARTNERSHIP of record in Instrument No. 20071107-0131373 on 10/17/2007 and filed for record on 11/07/2007, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to CONCORD HOMES LLC by deed from GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP A TENNESSEE GENERAL PARTNERSHIP of record in Instrument No. 20071107-0131373 on 10/17/2007 and filed for record on 11/07/2007, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 9700, Page 255, Instrument No. 20060516-0057170, said Register's Office.

Restrictions of record in Instrument No. 20060418-0044430, said Register's Office.

Utility Easement of record in Instrument No. 20010925-0103588, said Register's Office.

Storm water Detention Agreement Easement of record in Instrument No. 20050728-0088585, said Register's Office.

Water and Sewer line Easement of record in Instrument No. 20050809-0094087, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument No. 20020131-0013598, Register's Office for said County.

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 548 Summit Oaks Court, Nashville, TN 38221
(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(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of December, 2009.

Concord Homes, LLC

By: _____
DONALD R. BARRETT, JR., AUTHORIZED AGENT

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Concord Homes, LLC, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 12/23/2009.

Witness my hand at office this 23rd day of December, 2009.

Commission expires: 11-20-11

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

_____
Notary Public

File Number: 291100308

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064