Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$237,500.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2010.

Notary Public

My commission expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

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

BILL GARRETT, Davidson County
Trans:T20100056824 DEEDWARR
Recvd: 09/10/10 10:11 2 pgs
Fees:13.00 Taxes:878.75
20100910-0071990

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cy N. Bahakel, Jr.	**New Owner**	**Map 161, Group 13-0-B, Parcel 215.00CO**
215 Brushy Creek Lane		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Michael Y. Im, and wife, Amanda M. Im

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

Cy N. Bahakel, Jr., unmarried

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 Unit No. 215 on the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Y. Im, unmarried, by Warranty Deed, from Pulte Homes Tennessee, L.P., a Nevada limited partnership, of record in Instrument No. 20050916-0111413, Dated September 14, 2005, Register's Office for Davidson County, Tennessee. The said Michael Y. Im having since married Amanda M. Im

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20040702-0079260, Register's Office for DAVIDSON County, Tennessee. Right of Way to State of Tennessee of record in Book 7859, page 398, Register's Office for DAVIDSON County, Tennessee. Ground Lease with SBA Towers, Inc. of record in Instrument No. 2000403-0032883, Instrument No. 20000714-0069736, Instrument No. 20040305-0025830 and Instrument No. 20040305-0025837, Register's Office for DAVIDSON County, Tennessee. Transmission Line Easement of record in Book 2438, page 376, Register's Office for DAVIDSON County, Tennessee. All matters of record in Instrument No. 20040714-0084064, Register's Office for DAVIDSON County, Tennessee. Quitclaim Deed to Home Owners Association of record in Instrument No. 20080724-0075832, Register's Office for DAVIDSON County, Tennessee. Water Main Easement of record in Book 6408, page 486, Register's Office for DAVIDSON County, Tennessee. Sewer Easement of record in Book 7250, page 755, Book 7250, page 758 and Book 7267, page 41, Register's Office for DAVIDSON County, Tennessee. Slope Easement of record in Book 7851, page 708, Register's Office for DAVIDSON County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20040720-0086492, Register's Office for DAVIDSON County, Tennessee.

Access & Grading Easement of record in Instrument No. 20040305-0025838, Register's Office for DAVIDSON County, Tennessee. Drainage Easement, Stockpile Buffer, Traffic Lights & Lanes Agreement of record in Instrument No. 20040305-0025834, Register's Office for DAVIDSON County, Tennessee. Easement of record in Book 9444, page 27, Register's Office for DAVIDSON County, Tennessee. Master Deed of record in Instrument No. 20040702-0079260 and amended in Instrument No. 20050204-0013611, Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, Register's Office for DAVIDSON County, Tennessee.By Laws of record in Instrument No. 20050204-0013611, 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 **improved (X)** unimproved (____) property known as 215 Brushy Creek Lane, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 31st day of August, 2010.

Michael Y. Im

Amanda M. Im

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Michael Y. Im and Amanda M. Im , the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2010.

Notary Public

My Commission Expires: My Commission Expires May 26, 2013

JUDITH H. SOLOMON NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY

File #: **100729KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027