BILL GARRETT, Davidson County
Trans:T20110070495 DEEDWARR
Recvd: 11/08/11 11:11 2 pgs
Fees:13.00 Taxes:299.70
20111108-0087293

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

(1)

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $81,000.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2011.

Notary Public

My commission expires: March 18, 2014

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Baanu Ferdowsi	**New Owner**	**Map 162, Group 16-0-E, Parcel 045.00CO**
1437 Belltrace Drive		
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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Charles Irowa, unmarried

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

Baanu Ferdowsi , 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 Lot No. 14 on the Plan of Bell Crest, Section Two, a Planned Unit Development, of record in Plat Book 9700, page 20, 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 Charles J. Irowa and wife, Kattie I. Irowa, by Warranty Deed, from Stephen W. Mackey, a single person, of record in Instrument No. 20010319-0026201, Dated March 2, 2001. Kattie I. Irowa conveyed her interest in said property by Quitclaim Deed, to Charles Irowa, of record in Instrument No. 20100802-0060620, Dated June 14, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 9700, page 20, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9163, page 20 and amended in Book 9408, page 320 and Book 9892, page 927, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 9421, page 454, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 5025, page 614, Book 5287, page 979 and Book 10131, page 918, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 5020, page 739, Book 5287, page 976 and Book 10131, page 914, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6145, page 226, Book 9402, page 657 and Book 9771, page 565, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 9408, page 334, 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 property known as 1437 Belltrace Drive, Antioch, TN 37013.

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 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 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 27th day of October, 2011.

X _____
Charles Irowa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 27th day of October, 2011.

_____
Notary Public

My Commission Expires: 2-19-13



File #: **110669SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027