SPECIAL WARRANTY DEED

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of May, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SAAD Mohmd	New Owner	149070C05900CO
(NAME)	(NAME)	
788 Dover Glen Dr.		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Brookfield Relocation Inc., a Colorado corporation FKA Prudential Relocation, Inc., a Colorado corporation, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto SAAD Mohmd & Nawal Nazeer, hereinafter called the GRANTEE(S), their heirs and/or 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. 59 on the Final Plat, Highlands of Chelsea Village, Section One, of record in Instrument Number 200406160071117 and Instrument Number 200403090026802, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to Prudential Relocation, Inc., a Colorado corporation by Deed from Kandis A. Young of record Instrument No. 20120521-0043693 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Instrument 200302030014146, Instrument 200403090026802, Instrument 200406160071117, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 8082, Page 329, as amended of record in Book 8083, Page 386, as amended of record in Book 8842, Page 434, said Register's Office.
Restrictions of record in Instrument 200409300117682, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200302260025748, said Register's Office.
Charter of record in Book 8813, Page 192, said Register's Office.
Rights of tenants under any unrecorded leases.

BILL GARRETT, Davidson County
Trans:T20120037068 DEEDWARRSP
Recvd: 05/21/12 10:46 2 pgs
Fees:13.00 Taxes:429.20
20120521-0043694

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 788 Dover Glen Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 27th day of April 2012.

Kathleen Katz
Prudential Relocation, Inc.
By:
Its: Asst. Secretary

State of Texas
County of Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATHLEEN KATZ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he is the Asst. Secretary of Prudential Relocation, Inc., a Colorado corporation, and who further acknowledged that she/he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of April, 2012

Notary Public
My Commission Expires:

DEMEATRA L. RISER
MY COMMISSION EXPIRES
March 14, 2015

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027