BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120048339 DEEDWARR
Recvd: 07/02/12 08:49 2 pgs
Fees:13.00 Taxes:148.00
20120702-0057585

State of Tennessee)
County of Williamson)

G#24068-2

The actual consideration or value, whichever is greater, for this transfer is **$40,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2012.

Notary Public

My commission expires: 10-21-12
(AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Said Sidiqi	**"New Owner"**	**172100B14300CO**
3306 Bonneville Cir		
Chattanooga, TN 37419		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Alphonse H. Davis, a married man, D/B/A Turnberry Homes, L.L.C.

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

Said Sidiqi

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. 35 on the Final Plat of Christiansted Valley, Phase Three, as of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Alphonse H. Davis, by Special Warranty Deed dated May 14, 2010, from Turnberry Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20100525-0040180, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to:

1) All matters shown on the Plan of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Christiansted Valley Homeowners Association, Inc., of record in Instrument No. 19991221-0305559, amended in Instrument No. 200007280074515, and supplemental in Instrument No. 20070206-0015266, Register's Office for Davidson County, Tennessee;

3) Stormwater Detention Agreement of record in Instrument No. 20050607-0065120, said Register's Office;

4) Subject to matters shown on the Plan of record in Book 5200, Page 306, said Register's Office;

5) A 50 foot easement retained in the Deed of record in Book 4780, Page 611, said Register's Office;

6) Easement and Joint Roadway Use and Maintenance Agreement, of record in Book 5707, Page 706, and as amended in Book 5720, Page 183, Register's Office for Davidson County, Tennessee;

7) Easement granted to James I. Vance Berry, Trustee, of record in Book 5707, Page 706, and amended in Book 5720, Page 183, said Register's Office;

8) Easement for ingress and egress and installation of public utility lines retained in the Deed of record in Book 5794, Page 256, Register's Office for Davidson County, Tennessee;

9) Easement for right-of-way of an old road lying within the boundaries of said premises as stated in the Deed of record in Book 5794, Page 256, said Register's Office;

10) Subject to the right-of-way Holt Hills Road;

11) Subject to a 50 foot right-of-way easement as set out in the Deed of record in Book 5794, Page 256, said Register's Office;

12) Subject to the requirements as set out on Exhibit "B" to the Deed of record in Book 5794, Page 256, said Register's Office;

13) Subject to the Boundary and Topographic Survey prepared by Phillip E. Holmes, Jr., R.L.S. No. 1728, Volunteer Surveying, 2814 Foster Avenue, Nashville, Tennessee 37210-5310, dated November 29, 2004; and,

14) Taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR OR HIS SPOUSE.

This is unimproved property, known as: 309 Dillehay Court, 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 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 **29th** day of **June, 2012.**

Alphonse H. Davis

Alphonse H. Davis
DBA Turnberry Homes LLC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Alphonse H. Davis, a married man,*** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

* D/B/A Turnberry Homes, L.L.C.,

Witness my hand and official seal at Brentwood, Tennessee, this **29th** day of **June, 2012.**

Notary Public

My Commission Expires: 10-21-12

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY