WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089619 DEEDWARR
Recvd: 10/17/13 14:34 2 pgs
Fees:13.00 Taxes:728.90
20131017-0108726

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $197,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF OCTOBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES Sep. 11, 2017

LORI HEARL STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5823 HUSSEIN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kamiran Hussein	Peoples Home Equity	183050A05700CO
5004 Morningwood Lane	5205 Maryland Way Ste. 100	
Antioch, TN 37013	Brentwood, TN 37027	

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

BRANDON G. HITT, MARRIED

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

KAMIRAN HUSSEIN, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5004 Morningwood Lane, 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 GRANTEE(S), their heirs and/or 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/or 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 hand on the 11th day of October, 2013.

Brandon G. Hitt

Rebecca Hitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, BRANDON G. HITT and REBECCA HITT, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of October, 2013.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 28, PHASE ONE, SECTION THREE, OCTOBER WOODS, as shown on plat of record in Plat Book 9700, Pages 229 and 230, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Beatrice S. Rocco, unmarried to Brandon G. Hitt and Valerie L. Hitt, Husband and Wife as recorded on the 7th day of May, 2010 in Instrument No. 20100507-0035165 and Quitclaim Deed from Valerie L. Hitt to Brandon G. Hitt, unmarried as recorded on the 22nd day of August, 2012 in Instrument No. 20120822-0075344, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, SECTION THREE, OCTOBER WOODS, as recorded in Plat Book 9700, Page(s) 229 and 230 and Boundary Plat recorded in Plat Book 7900, Page 909, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 9840, Page 276, Book 10181, Page 986, Book 10548, Page 501 and Book 10548, Page 1503 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of October Woods Homeowners' Association, Inc. recorded in Book 9840, Page 267.

f. Charter for October Woods Homeowners' Association, Inc. recorded in Book 9840, Page 259.

g. Deed of Conveyance to Homeowners Association recorded at Instrument No. 20000425-0041127.

h. Easement to Metro Government, recorded in Book 8443, Page 75.

i. Stormwater Detention Agreement recorded in Book 9771, Page 560, Book 10010, Page 50 and Book 10951, Page 709.

j. Restrictions recorded in Book 5047, Page 656 and Book 5047, Page 661.