WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-17611s

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/10/15

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Willie L. Baria	Willie L. Baria	097160A00300CO
(NAME)	(NAME)	
5529 Peninsula Park Landing	5529 Peninsula Park Landing	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130089857 DEEDWARR
Recvd: 10/18/13 11:06 2 pgs
Fees:13.00 Taxes:851.00
20131018-0109020

For and in 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, we, **Leslie E. Smith and Hanif K. Mohammad, Wife and Husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Willie L. Baria and Polly M. Baria, Husband and Wife**, 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 Lot No. 58, on the Plan of First Revision, THE PENINSULA, Phase One, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leslie E. Smith and Hanif K. Mohammad, wife and husband by Deed from Richard E. Bader and wife, Misty D. Bader, dated 04/30/2008 and filed for record on 05/14/2008 in Instrument 20080514-0049575, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 7900, Page 854, Plat Book 9700, Page 8, said Register's Office.
Restrictions of record in Book 9564, Page 693, as amended in Book 9754, Page 35, Book 9977, Page 359 and Book 11258, Page 85, said Register's Office.
By-Laws of record in Book 11181, Page 371, said Register's Office.
Said By-Laws were amended of record in Book 10973, Page 39, Instrument 200008220083193, Instrument 200303130033780, said Register's Office.
County of Davidson taxes for the year 2014 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 5529 Peninsula Park Landing, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 17th day of October, 2013.

Leslie E. Smith

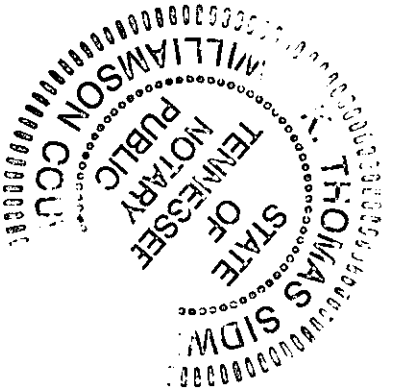
Hanif K. Mohammad

State of Tennessee
County of Williamson

Personally appeared before me Leslie E. Smith and Hanif K. Mohammad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of October, 2013.

Notary Public
My Commission Expires: 11/12/17



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Brentwood, TN 37027