WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140003879 DEEDWARR
Recvd: 01/17/14 10:30 2 pgs
Fees: 13.00 Taxes: 418.10

20140117-0004779

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$110,910.00~~ $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/24/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bevar S. Haji	New Owner	162120A06700CO
(NAME)	(NAME)	
1124 Brittany Park Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Justin Z. Conners unmarried and Kelly S. Hahn, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bevar S. Haji, unmarried, and Hajin Haji, unmarried, as tenants in common**, 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. 67, on the Plan of Brittany Park, Phase II, as of record in Plat Book 9700, page 796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Justin Z. Conners unmarried and Kelly S. Hahn, unmarried by Warranty Deed from Randall Kent Smith, married, dated October 17, 2008 and filed in Instrument umber 20081021-0105458, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 9700, Page 796, (2) Restrictive Covenants of record in Book 10016, Page 870; Book 10772, page 988; Book 11398, page 4 and in Instrument Number 20021025-0130771, (3) Easement of record in Book 4202, Page 787; Book 8113, page 849; Book 8174, page 198; Bok 9507, page 844 and Book 9938, page 753, and (4) Charter and matters of the Homeowner's Association of record in Book 10016, Page 900; Book 10772, page 988 and Book 10789, page 173, Register's Office for said County.

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 1124 Brittany Park Lane, Antioch, TN 37013
(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 14th day of January, 2014.

Justin Z. Conners

Kelly S. Hahn

State of Tennessee
County of Williamson

Personally appeared before me Justin Z. Conners and Kelly S. Hahn, 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 31st day of January, 2014.

Debbie A. Mitchell
Notary Public
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067