SPECIAL WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/23/2017

(AFFIX SEAL)

THOMAS J. OTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:
Andrew N. Sabet	Churchill Mortgage
(NAME)	(NAME)
6037 Ridge Farm Place	761 Old Hickory Blvd #400
(ADDRESS)	(ADDRESS)
Brentwood, TN 37027	B'wood TN 37027
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)

MAP/PARCEL NUMBERS
171-12-0A-051.00

BILL GARRETT, Davidson County
Trans:T20140009492 DEEDWARRSP
Recvd: 02/10/14 13:55 2 pgs
Fees:13.00 Taxes:1405.63

20140210-0011639

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, we, **Donald H. Alexander and Joan H. Alexander, Co-Trustees of the Alexander Family Revocable Living Trust dated May 11, 1994**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Andrew N. Sabet and Lauren R. Sabet, 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. 50, on the Plan of Section Two, Addition to Brelan Park at Saddlewood, as shown on plat of record in Book 7900, page 963, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description.

Being the same property conveyed to Donald H. Alexander, Sr., Trustee and Joan H. Alexander, Trustee of The Alexander Family Trust Dated 5-11-1994 by Quit Claim Deed dated 03/20/2004 from Donald H. Alexander, Sr. and wife, Joan H. Alexander of record in Instrument 200405130055646, Register's Office for Davidson County, Tennessee.

Donald H. Alexander, Sr., Trustee and Joan H. Alexander, Trustee of the Alexander Family Trust dated 5-11-94 is A/K/A Donald H. Alexander and Joan H. Alexander, Co-Trustees of the Alexander Family Revocable Living Trust dated May 11, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 7900, Page 728, Book 7900, Page 963, said Register's Office.
Restrictive Covenants of record in Book 8891, Page 850, as supplemented of record in Book 9462, Page 398, Book 9480, Page 387 and in Book 9670, Page 494, said Register's Office.
By-Laws of record in Book 8891, Page 869, said Register's Office.
Electrical Permit Easement of record in Book 6012, Page 981, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 7883, Page 311, said Register's Office.

Stormwater Detention Agreement Easement of record in Book 9401, Page 827, said Register's Office.
Charter of record in Book 9462, Page 547, 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 6037 Ridge Farm Place, Brentwood, TN 37027
(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 my/our hand(s) this 30th day of January, 2014.

Donald H. Alexander, Trustee

Joan H. Alexander, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donald H. Alexander and Joan H. Alexander, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Co-Trustees of the Alexander Family Revocable Living Trust dated May 11, 1994**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand this 30th day of January, 2014.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY THOMAS SIDWELL

Notary Public
My Commission Expires: 11/15/17

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