G#25696-8 BOX #14

BILL GARRETT, Davidson County
Trans:T20140012267 DEEDWARR
Recvd: 02/21/14 11:43 2 pgs
Fees:13.00 Taxes:711.88
20140221-0015047

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $192,400.00

Kathy Goodson
Affiant

Subscribed and sworn to before me, this 19th day of February, 2014.

Notary Public

My commission expires: 11/6/17

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Muzaffer Badilli and **Tammy Badilli**	**Mortgage Master, Inc.**	**Map/Parcel: 149-15-0-A-032.00CO**
313 Edenfield Court	**102 Elm St, 3rd Fl**	
Antioch, TN 37013	**Walpole, MA 02081**	

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

Cole A. Duddleson and Kasey I. Miller, now Duddleson, husband and wife

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

Muzaffer Badilli and Tammy Badilli, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 32 on the Plan of Cambridge Forest, Section One, a Planned Unit Development, as of record in Book 9700, Pages 299 and 300, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cole A. Duddleson and Kasey I. Miller, single, by Warranty Deed, from Karen R. Taylor and Timothy A. Taylor, wife and husband, dated April 20, 2009, of record in Instrument No. 20090513-0044030, Register's Office for Davidson County, Tennessee. Cole A. Duddleson and Kasey I. Miller having since married, now known as Kasey I. Miller Duddleson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Pages 299 and 300, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10332, Page 1 and amended in Book 10774, Page 723, Instrument No. 20020221-0022797 and Instrument No. 20021023-0130058, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 10343, Page 769, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10805, Page 497, Book 7632, Page 962, Register's Office for DAVIDSON County, Tennessee.
Easement to Morgan Cemetery, Register's Office for DAVIDSON County, Tennessee.
Telephone Line Easement of record in Book 1207, Page 529, Register's Office for DAVIDSON County, Tennessee.
Agreement of record in Book 1147, Page 148, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement of record in Book 6881, Page 320, Book 7453, Page 445 and Book 8795, Page 158, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Plat Book 6900, Pages 561 and 562, Register's Office for DAVIDSON County, Tennessee.

Plan of record in Plat Book 6900, Page 561 & 562, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 10800, Page 894 and Book 10800, Page 932, Register's Office for DAVIDSON County, Tennessee.
QCD of common areas to HOA of record in Instrument No. 20030624-0086951, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **313 Edenfield Court, 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 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 except as 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 19th day of February, 2014.

X _____
Cole A. Duddleson

X _____
Kasey I. Miller Duddleson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Cole A. Duddleson and Kasey I. Miller Duddleson, husband and wife , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2014.

_____
Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **140071SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027