WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 370...

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: July 30, 2017.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ayoub Hassan	Ayoub Hassan	181030A18700CO
(NAME)	(NAME)	
7133 Calderwood Drive	7133 Calderwood Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140124

For and 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 acknowledged, **we, Renato Atienza and Mary E. Atienza,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ayoub Hassan and Vaman Peermos, husband and wife,** hereinafter called the GRANTEES, **their** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 187 on the Plan of Section Three, Indian Creek Estates, as of record in Plat book 9700, page 817, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Renato Atienza and Wife,Mary E. Atienza by Warranty Deed from Eugene A. Collins, unmarried, dated August 27, 1999 and filed of record in Book 11655, Page 871, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and ByLaws in Book 10752, page 553, as supplemented and made applicable in Book 11708, page 575, as amended in Instrument 200007270074152, and the By-Laws appended thereto, of record in Book 11033, Page 509, as amended in Instrument 200007270074153, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 7133 Calderwood Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20140019018 DEEDWARR
Recvd: 03/21/14 11:17 2 pgs
Fees:13.00 Taxes:832.50
20140321-0023403

Witness our hands this 19th day of March, 2014.

Renato Atienza by Rose Case Attorney in Fact
Renato Atienza

Mary E. Atienza by Rose Case Attorney in Fact
Mary E. Atienza

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 19th day of March, 2014.

Commission expires: July 30, 2017

Don Keith Head III — Notary Public

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY