Bok 36
27544

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony Ekwo 104 Took Drive Antioch, TN 37013	Bank of America 6400 Legacy Drive Plano, TX 75024	163-2-B-2.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is **$215,000.00**

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2014.

Notary Public

My Commission Expires:
(Affix Seal)

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

BILL GARRETT, Davidson County
Trans:T20140040575 DEEDWARRSP
Recvd: 06/09/14 15:29 3 pgs
Fees:18.00 Taxes:795.50
20140609-0050115

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASM Partners, LLC, a Tennessee limited liability company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Anthony Ekwo and Helen Amaka Ekwo, husband and wife ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of the First Amendment of Berkeley Hall, Phase Five, Section One of Hickory Highlands P.U.D. as of record in Instrument No. 20050706-0077601; as amended in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048; and as ratified and adopted in Instrument No. 20050923-0114416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the property conveyed to ASM Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from Alireza Sheibani Madraji, dated August 14, 2013, recorded August 15, 2013, of record in Instrument No. 20130815-0085982, Register's Office for Davidson County, Tennessee, and further being part of the property conveyed to Alireza Sheibani Madraji by Warranty Deed from Carl D. Krantz, Sr., dated April 24, 2013, recorded April 24, 2014, of record in Instrument No. 20130424-0040633, said Register's Office, and further being part of the property conveyed to Carl D. Krantz, Sr. by Special Warranty Deed from Regions Bank, dated January 20, 2011, recorded January 25, 2011, of record in Instrument no. 20110125-0006797, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **104 Took Drive, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **6th** day of **June, 2014.**

ASM Partners, LLC

By: _____
Javad Salimi, Its Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned of the State and County mentioned, personally appeared **Javad Salimi** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Manager** of **ASM Partners, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that such **Javad Salimi**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Manager.**

Witness my hand and Seal at office on the **6th** day of **June, 2014.**

_____
Notary Public

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters on the plan of the First Amendment of Berkeley Hall, Phase Five, Section One of Hickory Highlands P.U.D. as of record in Instrument No. 20050706-0077601; as amended in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048; and as ratified and adopted in Instrument No. 20050923-0114416, Register's Office for Davidson County, Tennessee.

4. All matters shown on PUD Boundary plat of record in Book 6900, page 562, Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions & Restrictions of record in Instrument No. 20061031-0135165, Register's Office for Davidson County, Tennessee; as supplemented in Instrument No. 20070509-0055919, said Register's Office; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Quitclaim Deed for common area to Homeowners Association of record in Instrument No. 20090623-0058289, Register's Office for Davidson County, Tennessee.

7. Easement of record in Book 1207, page 530, Register's Office for Davidson County, Tennessee.

8. Right-of-way Easement(s) of record in Book 1784, page 300; Book 2105, page 428 and in Book 2905, page 439, Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement(s) for Sanitary Sewer and/or Storm Drainage of record in Book 7031, page 51; Book 7453, page 445 and in Book 7453, page 460, Register's Office for Davidson County, Tennessee.

10. Deed of Conveyance Easement of record in Book 7597, page 679, Register's Office for Davidson County, Tennessee.

11. Anchor Easement of record in Book 10319, page 987, Register's Office for Davidson County, Tennessee.

12. Storm Water Detention Agreement of record in Instrument No. 20040303-0023979, Register's Office for Davidson County, Tennessee.

13. Lien for special assessments as provided in the Declaration of Protective Covenants, Conditions & Restrictions.

14. Rights of other sin and to the common areas/elements.

15. Any and all easements, rights-of-way, encumbrances, conditions, and any statement of facts that an accurate survey or independent inspection would disclose.