RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-2173

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14071552

Davidson County DEEDWARR
Recvd: 09/29/14 12:01 3 pgs
Fees:18.00 Taxes:973.10
20140929-0089440

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $263,000.00.

Carleen Holmes
Affiant

Subscribed and sworn to before me, this 26th day of September, 2014.

Sasha Knowles
Notary Public
My Commission Expires: 7/11/17

SASHA KNOWLES STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY My Commission Expires 07-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chase Svendsen and Kindra Svendsen 2609 Bowwater Lane Antioch TN 37013	First National Bank of McMinnville 1608 Williams Drive ste 301 Murfreesboro, TN 37129	Tax Parcel ID No. 173-09-0B-151.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Abdulqadir Khoshnaw and Aesha Maroof, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Chase Svendsen and Kindra Svendsen, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 258 on the Plan of Phase 3, Section 2, Barnes Cove of record in Plat at Instrument No. 20060228-0023165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Abdulqadir Khoshnaw and Aesha Maroof, husband and wife by deed from Harmony Home Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20090209-0010976 Register's Office for Davidson County, Tennessee, dated February 06, 2009 and recorded on February 09, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060228-0023165, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021217-0155806, as amended in Instrument No. 20040429-0048624, and Instrument No. 20110720-0055565, Register's Office for Davidson County, Tennessee, 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

Charter for Barnes Cove Homeowners Association of record in Instrument No. 20021217-0155805, in the Register's Office for Davidson County, Tennessee.

Public Right of Way Easement of record in Book 5215, Page 482, in the Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress of record in Book 5385, Page 986, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20040907-0107464 and Instrument No. 20030529-0072603, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20020201-0014182, and Instrument No. 20040413-0041473, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20021217-0155806, Regiser's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2609 Bowwater Lane Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of September, 2014.

Abdulqadir Khoshnaw by
Abdulqadir Khoshnaw by Safeen Ismail Khoshnaw at Attorney in fact

Aesha Maroof by
Aesha Maroof by Safeen Ismail Khoshnaw as Attorney in fact
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Attorney-in-fact

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Safeen Ismail Khoshnaw** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Abdulqadir Khoshnaw and for Aesha Maroof,** of the makers or a constituent of the makers and is authorized by the makers or by their constituents, the constituents being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 26th day of September, 2014.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol M. Holmes

State of Tennessee)
County of Rutherford)

Personally appeared before me, Sasha Knowles, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sasha Knowles, Notary Public

My Commission Expires: 7/11/17

Notary Seal

