RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082583 DEEDWARR
Recvd: 11/03/14 10:10 2 pgs
Fees:13.00 Taxes:884.30
20141103-0101074

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $239,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF OCTOBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6564 ALMAZOORY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hasan Almazoory and Hezar S. Khidir	Same	173090B12600CO
2704 Amber Crest Court		
Antioch, TN 37013		

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, WE,

GUNASEELAN ALAGAPPAN AND SHANMUGA LAKSHMI SADAGOPAL, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HASAN ALMAZOORY AND HEZAR S. KHIDIR, 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:

Land in Davidson County, Tennessee, being Lot 331, PHASE 3, SECTION 1, BARNES COVE, RS10 CLUSTER LOT SUBDIVISION, as shown on plat of record in Instrument No. 20060113-0005373, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gunaseelan Alagappan and Shanmuga Lakshmi Sadagopal, husband and wife by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, recorded on the 7th day of September, 2006 in Instrument No. 20060907-0110849, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions. dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, PHASE 3, BARNES COVE, as recorded in Instrument No. 20060113-0005373 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20021217-0155806 and 20040429-0048624 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of Barnes Cove Homeowners Association, Inc. recorded in Instrument No. 20021217-0155806.

f. Charter of Barnes Cove Homeowners' Association recorded at Instrument Nos. 20021217-0155806 and 20021217-0155805.

g. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument Nos. 20020201-0014182 and 20040413-0041473.

h. Easement for Right of Way, recorded in Book 5215, Page 482.

i. Easement for Ingress/Egress, recorded in Book 5385, Page 986.

This is improved property known as 2704 Amber Crest 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 in 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness Our hand on the 30th day of October, 2014.

Gunaseelan Alagappan by J. C. D., Attorney in Fact

Gunaseelan Alagappan

By: J. Carlton Drumwright, Attorney-In-Fact

Shanmuga Lakshmi Sadagopal by J. C. D., Attorney in Fact

Shanmuga Lakshmi Sadagopal

By: J. Carlton Drumwright , Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Gunaseelan Alagappan and Shanmuga Lakshmi Sadagopal for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Gunaseelan Alagappan and Shanmuga Lakshmi Sadagopal.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of October, 2014.

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

Notary Public

My Commission Expires:

File #: 14-R6564 ALMAZOORY

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067