THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102080**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $89,900.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2014. Notary Public My Commission Expires: 11-3-2015

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Richard T. Collins 5170 Hickory Hollow Parkway Unit 403 Antioch TN 37013	Send Tax Bills To: ~~New Owner~~ First Community Mortgage 275 Robert Rose Dr. Murfreesboro, TN 37129	Tax Information: Tax Parcel ID No. 163050B14600CO

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, **Louka Sedrak and Azir Boktor, both unmarried, as tenants in common** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Richard T. Collins**, a single person ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The following described real estate situate, lying and being in the County Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Unit: #150 on the Plan of "Exhibit A-1" to the Master Deed, Lot Layout (Private Element), Phase IV, Mill Park (formerly Hickory Hollow Townhomes);

As shown by Supplemental Declaration, Mill Park Townhomes, Phase IV, appearing of record in Instrument No. 20031117-0167241, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said unit.

Being the same property conveyed to Louka Sedrak and Azir Boktor, tenants in common by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. recorded on the 30th day of November, 2009, in Instrument No. 20091130-0108930, in the Register's Office of Davidson County, Tennessee.

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.

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

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

BILL GARRETT, Davidson County
Trans:T20140085113 DEEDWARR
Recvd: 11/12/14 09:15 2 pgs
Fees:13.00 Taxes:332.63
20141112-0103947

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Boundary Plat, as recorded in Plat Book 9700, Page(s) 538.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10719, Page 425, Book 11167, Page 757, Book 1167, Page 759 and Instrument Nos. 20031117-0167241 and 20110208-0011084.

Charter recorded in Book 10719, Page 419.

Easement to BellSouth, recorded in Book 11378, Page 991.

Stormwater Detention Agreement recorded in Book 10506, Page 278.

Deed of Conveyance to Homeowners' Association recorded in Book 11221, Page 249.

Mill Park Homeowners Association Inc. Parking Rules, recorded at Instrument No. 20080304-0021743.

Mill Park Homeowners Association Inc. Rules and Regulations recorded at Instrument No. 20140717-0063137 and 20140902-0079467.

This is improved property located at 5170 Hickory Hollow Parkway, Unit 403, Antioch, TN 37013.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves,their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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, Grantors have executed this instrument on this 30th day of October, 2014.

Louka Sedrak

Louka Sedrak

Azir Boktor

Azir Boktor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Louka Sedrak and Azir Boktor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2014.

Notary Public

My Commission Expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY