WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-8-2018

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 8, 2018

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

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Halmat Mohammed	SAME	161160A03400CO
(NAME)	(NAME)	
150 Shadow Glen Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140085999 DEEDWARR
Recvd: 11/14/14 10:41 2 pgs
Fees:13.00 Taxes:493.95

20141114-0105232

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kevin Maxwell and Priscilla Maxwell, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Halmat Mohammed and Drod Kokoye, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 34, on the plan of Townhomes of Shadow Glen, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, as amended in Instrument No. 20041021-0126776 and Instrument No. 20041025-0128065, and further amended in Instrument No. 20050520-0056887, as corrected by Surveyors Certification of Correction as of record in Instrument 200403170030572, Instrument 200407200086706 and in Instrument 200407200086707, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kevin Maxwell and Priscilla Maxwell, husband and wife by Warranty Deed dated 03/30/2005 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument 200504050037322, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat Book 7900, Page 38, (2) Declaration of Covenants, Conditions and Restrictions of record in Book 8064, Page 815, (3) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200403150029248, as amended of record in Instrument 200407130083179, as amended of record in Instrument 200410210126776, as amended of record in Instrument 200410250128065, as corrected by Surveyors Certification of Correction as of record in Instrument 200403170030572, Instrument 200407200086706 and in Instrument 200407200086707(4) Agreements for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 7382, Page 755 and Book 9640, Page 881, (5) Agreement for Construction and Maintenance of Joint Access Roadway of record in Book 8064, Page 831, as amended by Amendment to Agreement for Construction and Maintenance of Joint Access Roadway of record in Instrument 200001140004981, (6) All matters set out in document including but not limited

to an Easement of record in Instrument 200306260089015, (7) Stormwater Detention Agreement of record in Instrument 200309030127692, (8) Agreement Regarding Grant of Public Utility Easement of record in Instrument 200409170112429, (9) Grant of Easement of record in Instrument 201305170050094, (10) Charter of Homeowners Association of record in Instrument 200403160029917, and (11) Quitclaim Deed to the Homeowner's Association of record in Instrument 200411050133514, said Register's Office

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 150 Shadow Glen Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hands this 12th day of November, 2014.

Kevin Maxwell

Priscilla Maxwell

State of Tennessee
County of Williamson

Personally appeared before me Kevin Maxwell and Priscilla Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of November, 2014.

Notary Public
My Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067