THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102136** KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00 Affiant Subscribed and sworn to before me, this 14th day of November, 2014. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Bizhar Dosky and Norham Piro 6433 Sunnywood Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-10-0-A-060.00 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, **Rodney Lee Rodriguez n/k/a Rodney Lee Bass and Chelsea Leigh Rodriguez n/k/a Chelsea Leigh Bass, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Bizhar J. Dosky and Norham T. Piro, Husband and Wife, and Nizhyar Dosky, unmarried** ("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 36, BARNES BEND ESTATES, SECTION 1, PHASE 2, as shown on plat of record in Instrument Nos. 20060914-0114185 and 20071003-0117933, 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 by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company to Rodney Lee Rodriguez and wife Chelsea Leigh Rodriguez as recorded on the 20th day of June, 2007 in Instrument No. 20070620-0073861; Instrument of Correction of Deed as recorded on the 7th day of August, 2007 in Instrument No. 20070807-0094170 and Scrivener's Affidavit as recorded on the 7th day of August, 2007 in Instrument No. 20070807-0094171, in the Register's Office of Davidson County, Tennessee. Rodney Lee Rodriguez and Rodney Lee Bass being one and the same. Chelsea Leigh Rodriguez and Chelsea Leigh Bass being one and the same.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARNES BEND ESTATES, SECTION 1, PHASE 2, as recorded in Instrument Nos. 20060914-0114185 and 20071003-0117933.

BILL GARRETT, Davidson County
Trans:T20140089532 DEEDWARR
Recvd: 12/01/14 08:49 2 pgs
Fees:13.00 Taxes:962.00
20141201-0109616

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20050524-0058309.

Easement for Sanitary Sewers, Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140903-0080512.

Stormwater Detention Agreement recorded at Instrument Nos. 20040907-0107464 and 20050524-0058216.

Conveyance to Homeowners Association for Open Spaces recorded at Instrument No. 20100520-0039082.
Subject to flow of Mill Creek.

This is improved property located at 6433 Sunnywood Drive 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 14th day of November, 2014.

Rodney Lee Rodriguez n/k/a Rodney Lee Bass by Will Chapman, his Attorney-in Fact by Will Chapman, Attorney in Fact

Chelsea Leigh Rodriguez n/k/a Chelsea Leigh Bass by Will Chapman, her Attorney-in-Fact by Will Chapman, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, 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 Rodney Lee Rodriguez n/k/a Rodney Lee Bass and Chelsea Leigh Rodriguez n/k/a Chelsea Leigh Bass, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of November, 2014.

J Anderson
Notary Public

My Commission Expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018