G-26656-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090053 DEEDWARR
Recvd: 12/02/14 09:16 2 pgs
Fees:13.00 Taxes:3626.00
20141202-0110254

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $980,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF NOVEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/13/17

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6588 CLARK

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Dennis W. Clark	Bancorp South Bank	14609000800
4969 Tyne Ridge Court	PO Box 3356	
Nashville, TN 37220	Tupelo MS 38803	

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,

MOHAMMAD H. RASHID AND MERSIHA HADZIAHMETOVIC, HUSBAND AND WIFE

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

DENNIS W. CLARK, A SINGLE MAN

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 36, TREEMONT, as shown on plat of record in Plat Book 6250, Pages 895, 896 and 897, 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 Nancy C. Cardin to Mohammad H. Rashid and Mersiha Hadziahmetovic, husband and wife as recorded on the 1st day of April, 2013 in Instrument No. 20130401-0031812 and Warranty Deed from Stephen D. Elkins and wife, Pamela Jo Elkins to Nancy C. Cardin as recorded on the 3rd day of October, 1996 in Deed Book 10214, Page 340, 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 TREEMONT, as recorded in Plat Book 6250, Page(s) 895, 896 and 897, 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 Book 6833, Page 594, Book 6833, Page 601, amended in Book 8259, Page 498 and Instrument Nos. 20051202-0145241 and 20061207-0151539 , 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 recorded in Book 6833, Page 620, Book 6833, Page 653, revised at Instrument Nos. 20061207-0151540 and 20121025-0097770.

f. Charter of Treemont Homeowners Association recorded in Book 6833, Page 617 and Book 6840, Page 509.

g. Easement for Ingress and Egress, recorded in Book 6833, Page 633.

h. Charter of Tyne Ridge Court Private Road Association recorded in Book 6388, Page 650.

This is improved property known as 4969 Tyne Ridge Court, Nashville, TN 37220

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 26th day of November, 2014.

Mohammad H. Rashid by J. Attorney is Fact

Mohammad H. Rashid

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

Mersiha Hadziahmetovic by J. Attorney is Fact

Mersiha Hadziahmetovic

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 Mohammad H. Rashid and Mersiha Hadziahmetovic 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 Mohammad H. Rashid and Mersiha Hadziahmetovic.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of November, 2014.



Notary Public

My Commission Expires: My Comm. Expires Dec 20, 2015

File #: 14-R6588 CLARK

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067