BILL GARRETT, Davidson County
Trans:T20140094139 DEEDWARR
Recvd: 12/16/14 14:51 2 pgs
Fees:13.00 Taxes:1349.58
20141216-0115044

**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1452

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Ronald Word<br>Christine Word<br>Julia Owens<br>528 Cherry Grove Lane<br>Whites Creek, TN 37189 | New Owner | 49-1-B-19.00 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$364,750.00**

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2014.

Notary Public

My Commission Expires:
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2015

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged that **ASM Partners, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Ronald Word and Christine Word, husband and wife as to an undivided 50% interest, and Julia Owens as to an undivided 50% interest,** 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 No. 26 on the plan of Cherry Grove, Phase 1B, as shown by plat of record in Instrument No. 20060927-0119685, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to ASM Partners, LLC by Warranty Deed from William H. Thompson, Jr. and wife, Beverly Jean Thompson, dated July 18, 2013, recorded July 19, 2013, of record in Instrument No. 20130719-0074736, Register's Office for Davidson County, Tennessee.

This is improved property located at: **528 Cherry Grove Lane, Whites Creek, TN 37189**

This conveyance is made subject to: (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions; (6) All matters appearing on the plat recorded in Instrument No. 20060927-0119685, Register's Office for Davidson County, Tennessee. (7) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050831-0104284, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto and as amended and shown in Instrument No. 20100826-0061726, said Register's Office. (8) Charter for Homeowners Association of record in Instrument No. 20050921-0113595 and in Instrument No. 20091218-0115434, Register's Office for Davidson County, Tennessee. (9) Temporary Cul-de-sac easement granted and referenced in Deed of record in Instrument No. 20040610-0068654, Register's Office for Davidson County, Tennessee. (10) Right-of-way Easement(s) of record in Book 8635, page 24 and in Book 8672,

page 168, Register's Office for Davidson County, Tennessee. (11) Sanitary Sewer Easement(s) of record in Book 5156, page 454 and in Book 5156, page 457, Register's Office for Davidson County, Tennessee. (12) Roadway Easement of record in Book 1261, page 440, Register's Office for Davidson County, Tennessee. (13) Stormwater Detention agreement of record in Instrument No. 20041213-0147647 and in Instrument No. 20040903-0107036, Register's Office for Davidson County, Tennessee. (14) Common Area conveyed to Homeowners Association of record in Instrument No. 20090504-0040404, Register's Office for Davidson County, Tennessee, and (15) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 on the **9th** day of **December, 2014**.

**ASM PARTNERS, LLC,**
a Tennessee limited liability company

By: _____
Javad Salimi, Authorized Signor

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Javad Salimi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Authorized Signor** of **ASM Partners, LLC**, the within named bargainor, a limited liability company, and that he as such **Authorized Signor**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Authorized Signor**.

Witness my hand and Official Seal this the **9th** day of **December, 2014**.

_____
Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016