BILL GARRETT, Davidson County
Trans:T20150004313 DEEDWARRSP
Recvd: 01/16/15 16:00 3 pgs
Fees:18.00 Taxes:869.13
20150116-0005031

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1439

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kamara Stewart Darcy D. Stewart, Sr. 6448 Paddington Way Antioch, TN 37013	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	151-9-A-342.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M141439

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$234,900.00**

Darcy D. Stewart Sr.
Affiant

PIPER L. GARDNER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this the 15th day of January, 2015.

Piper L Gardner
Notary Public

My Commission Expires: 11-26-2018
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wahidi Construction, L.L.C., a Tennessee limited liability company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Kamara Stewart and Darcy D. Stewart, Sr., wife and husband, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 261 on the Final Plat of Phase 3, Section 3A, Long Hunter Chase, of record in Instrument No. 20081014-0103114, 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 the same property conveyed to Wahidi Construction, L.L.C., a Tennessee limited liability company by Special Warranty Deed from JCH Development Company, Inc., a Tennessee corporation, dated June 11, 2014, recorded June 11, 2014, of record in Instrument No. 20140611-0051031, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to JCH Development Company, Inc. by Deed dated December 23, 1988, recorded December 30, 1988, of record in Book 7739, page 657, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **6448 Paddington Way, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **January, 2015.**

Wahidi Construction, LLC

By: _____
Ahmad T. Wahidi, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Ahmad T. Wahidi** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Chief Manager** of **Wahidi Construction, LLC**, the within named bargainor, a Tennessee limited liability company, and that such **Ahmad T. Wahidi**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Chief Manager.**

Witness my hand and Seal at office on the **15th** day of **January, 2015.**

PIPER L. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Piper L. Gardner
Notary Public
My Commission Expires: 1-26-2018

EXHIBIT B
Permitted Exceptions

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 Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters appearing on the Final Plat of Phase 3, Section 3A, Long Hunter Chase, of record in Instrument No. 20081014-0103114, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Easements, Covenants, Conditions and Restrictions for Long Hunter Chase, of record in Book 9430, page 251, as amended and supplemented in Book 9534, page 938; Book 9534, page 942; and in Instrument No. 20130226-0019266, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto as Exhibit "B" and shown in Book 9430, page 279, said Register's Office; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Charter for Homeowners Association of record in Book 9433, page 953, Register's Office for Davidson County, Tennessee.

6. Quitclaim Deed of Open Space & Common Areas to Homeowners Association of record in Instrument No. 20130501-0043495, Register's Office for Davidson County, Tennessee.

7. Easement for Storm Drainage and/or Sanitary Sewers of record in Instrument No. 200010300107415, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement of record in Instrument No. 20040908-0108434, Register's Office for Davidson County, Tennessee.

9. Subdivision Easement(s) of record in Book 1115, page 302; Book 1101, page 457; Book 4717, page 515; Book 8197, page 288; Book 8358, page(s) 91 & 92; Book 9661, page 919; Book 2338, page 466; Book 4446, page 423; Book 4535, page 351; and in Book 11497, page 592, Register's Office for Davidson County, Tennessee.

10. Lien for special assessments as provided in the Declaration of Covenants, Conditions and Restrictions.

11. Rights of others in and to the common areas/elements.