BILL GARRETT, Davidson County
Trans:T20150008167 DEEDWARRSP
Recvd: 02/02/15 15:18 3 pgs
Fees:18.00 Taxes:1332.00
20150202-0009693

**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1008

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Kayla Anne Marie Stafford<br>608 Cherry Grove Point<br>Whites Creek, TN 37189 | Home Mortgage of America, Inc.<br>1800 International Park Drive,<br>Suite 100<br>Birmingham, AL 35243 | 49-1-B-25.00 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$360,000.00**

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

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

# 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, **ASM Partners, LLC, a Tennessee Limited Liability Company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Kayla Anne Marie Stafford, single woman, ("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. 32 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, and further, being a portion of the property conveyed to William H. Thomson, Jr. by Quitclaim Deed from Country Maid Farms, Inc., a Tennessee corporation, dated December 28, 2009, recorded December 29, 2009, of record in Instrument No. 20091229-0117902, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **608 Cherry Grove Point, Whites Creek, TN 37189**

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 **30th** day of **January, 2015.**

**ASM Partners, LLC**

By: _____
Javad Salimi, Authorized Signor

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

Before me, the undersigned of the State and County mentioned, personally appeared **Javad Salimi** 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 **Authorized Signor** of **ASM Partners, LLC,** the within named bargainor, a Tennessee limited liability company, and that such **Javad Salimi**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Authorized Signor.**

Witness my hand and Seal at office on the **30th** day of **January, 2015.**

_____
Notary Public
My Commission Expires:

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

**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 plat recorded in Instrument No. 20060927-0119685, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the 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; 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 Instrument No. 20050921-0113595 and in Instrument No. 20091218-0115434, Register's Office for Davidson County, Tennessee.

6. Temporary Cul-de-sac easement granted and referenced in Deed of record in Instrument No. 20040610-0068654, Register's Office for Davidson County, Tennessee.

7. 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.

8. Sanitary Sewer Easement(s) of record in Book 5156, page 454 and in Book 5156, page 457, Register's Office for Davidson County, Tennessee.

9. Roadway Easement of record in Book 1261, page 440, Register's Office for Davidson County, Tennessee.

10. Stormwater Detention agreement of record in Instrument No. 20041213-0147647 and in Instrument No. 20040903-0107036, Register's Office for Davidson County, Tennessee.

11. Common Area conveyed to Homeowners Association of record in Instrument No. 20090504-0040404, Register's Office for Davidson County, Tennessee.

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