WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$127,400.00.**

Affiant

Subscribed and sworn to before me this 16th day of March, 2015

Notary Public
My Commission expires: 11-4-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mike Mekhail	New owner	149-07-0A-125.00CO
7000 Timber Oak Drive		
Mount Juliet, TN 37122	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stacey Carson and spouse, David P. Carson II, as tenants by the entirety**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mike Mekhail**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 28th Councilmanic District of Davidson County, Tennessee, being all of Lot No. 125, Chelsea Village, Phase II A of Piccadilly Segment, as shown by plat of record in Instrument Number 20020213-0018957, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to David P. Carson, II from FV-1, Inc. by Warranty Deed on May 27, 2005, of record in Instrument Number 20051018-0125469, Register's Office in Davidson County, Tennessee. Further conveyed to Stacey Carson and spouse, David P. Carson II, as tenants by the entirety from David P. Carson II by QuitClaim Deed on November 11, 2005, of record in Instrument Number 20051123-0141534, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20020213-0018957, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8082, Page 329, as amended and supplemented in Book 8083, Page 386; Book 8842, Page 434; Book 9492, Page 747; Book 9772, Page 887; Book 9988, Page 743 and Book 10117, Page 532, Register's Office for Davidson County, Tennessee.
- Charter of Chelsea Village Homeowner's Association, Inc., of record in Book 8813, Page 192, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9503, Page 493, as amended in Book 9764, Page 334 and Book 9858, Page 386, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **600 Cadogan Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this March 16, 2015.

Davidson County DEEDWARR
Recvd: 03/17/15 08:25 2 pgs
Fees:13.00 Taxes:471.38
20150317-0022585

Stacey Carson

David P. Carson, II

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stacey Carson and spouse, David P. Carson II** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 16, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY