WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,730.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zaid A. Altalib	Guidance Residential, LLC	128 12 0B 00300 CO
(NAME)	(NAME)	
589 Summit Oaks Court	11107 Sunset Hills Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Reston, VA 20190	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Hickory Ridge Homes, LLC, a Tennessee limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Zaid A. Altalib and wife, Isra Brifkani, 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. 3 on the Plan of Woodbury Phase 2, Cluster Lot Planned Unit Development of record in Instrument No. 20140429-0035945, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hickory Ridge Homes, LLC, a Tennessee limited liability company by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership of record in Instrument No. 20140828-0078914, Register's Office for Davidson County, Tennessee, dated August 27, 2014 and recorded on August 28, 2014, and also being a portion of the property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership by Special Warranty Deed from Gallardia Properties, LLC of record in Instrument No. 20120810-0071790, Register's Office for Davidson County, Tennessee, dated July 26, 2012 and recorded on August 10, 2012.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 589 Summit Oaks Court, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

BILL GARRETT, Davidson County
Trans:T20150022571 DEEDWARR
Recvd: 03/27/15 12:44 2 pgs
Fees:13.00 Taxes:1327.30

20150327-0026618

Witness my hand this 19th day of March, 2015.

Hickory Ridge Homes, LLC
By: _____
Title: PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Erick Steuerhag with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Owner of **Hickory Ridge Homes, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and that he as such Owner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Owner.

WITNESS my hand and seal this 19th day of March, 2015.

My Commission Expires:
_____

Hilary Mohsenzadeh
Notary Public,

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018