THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15053951** BILL GARRETT, Davidson County Trans:T20150039199 DEEDWARR Recvd: 05/20/15 10:44 2 pgs Fees:13.00 Taxes:703.00 20150520-0046485	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2015. Notary Public My Commission Expires: 10/18/16 DANA DEWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Nechirvan Yasin 3473 Chandler Cove Way Antioch TN 37013	Send Tax Bills To: Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Tax Information: Tax Parcel ID No. 173-16-0A-100.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerie Alexander, unmaried and and LeAnne Sumner, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to, **Nechirvan J Yasin, unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Final Plat Hidden Creek (A Cluster Lot Subdivision), Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Plat at Instrument No. 20030213-0020016, 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 Jerie Alexander and LeAnne Sumner, as joint tenants with right of survivorship by Quitclaim deed from Jerie Alexander of record in Instrument No. 20110315-0020344 Register's Office for Davidson County, Tennessee, dated March 02, 2011 and recorded on March 15, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20030213-0020016, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020514-0059176, supplemented in Instrument No. 20050930-0117904 amended in Instrument No. 20030313-0033781, Instrument No. 20050308-0025065, Instrument No. 20050930-0117906, Instrument No. 20060828-0105538, Instrument No. 20060828-0105538 and Instrument No. 20090908-0084135, Register's Office for Davidson County, Tennessee, 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

By-Laws of record in Instrument Number 20030303-0027389 and Instrument Number 20090908-0084136, Register's Office for Davidson County, Tennessee.

Charter in Instrument Number 20030303-0027388 and Instrument Number 20081230-0123265, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA in Instrument Number 20030303-0027387, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3473 Chandler Cove Way Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Jerie Alexander

Jerie Alexander

LeAnne Sumner

LeAnne Sumner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jerie Alexander and LeAnne Sumner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2015.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018