This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P15-0303-D

BILL GARRETT, Davidson County
Trans:T20150040872 DEEDWARR
Recvd: 05/27/15 09:54 2 pgs
Fees:13.00 Taxes:1128.13
20150527-0048537

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Giacomo M. Meeker
1615 Pine Meadow Court #36
Nashville TN 37221

Send Tax Bills To:
New Owners

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,
Taopheeq A. Mustapha, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Giacomo M. Meeker and wife, Monica C. Meeker

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:

Lying and being in Davidson County, Tennessee, and being Unit No. 36 on the Plan of Harpeth Village PUD, Section 2, Phase 1, as depicted on Exhibit "A" of the Declaration of Covenants, Conditions, and Restrictions for Harpeth Village of record in Instrument Number 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village PUD of record in Instrument Number 20090123-0006190, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Taopheeq A. Mustapha, an unmarried man, by deed from Danco Development, Inc., d/b/a Franklin Heritage Homes, dated December 6, 2013, and of record in Instrument Number 20131210-0125325, in the Register's Office of Davidson County, Tennessee.

This property is subject to restrictions of record in Book 5653, Page 679; Book 6044, Page 104, Instrument Number 20070507-0054445, Instrument Number 20090121-0005246 and in the Addendum in Instrument Number 20090123-0006190, all in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters contained in the By-Laws of record in Instrument Number 20090121-0005247, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters shown on plats of record in Instrument 20060505-0052434 and Instrument Number 20051227-0153838, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070829-0103594, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070829-0103726, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Grant of Easement in favor of Comcast of Nashville I, LLC, of record in Instrument Number 20081107-0110815, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Grant of Easement of record in Instrument Number 20100401-0024501, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Public Utilities Easements and Abandonment of Existing Easement in favor of Harpeth Utilities District of Davidson and Williamson Counties of record in Instrument Number 20000510-0047300 (Abandons Book 4760, Page 842), in the Register's Office of Davidson County, Tennessee.

This property is subject to a Stormwater Detention Agreement in favor of Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20051219-0151714, in the Register's Office of Davidson County, Tennessee.

This property is subject to Electrical Permit restrictions of record in Book 7611, Page 418, in the Register's Office of Davidson County, Tennessee.

This property is subject to a restriction for reverting property of record in Book 4760, Page 840, in the Register's Office of Davidson County, Tennessee.

This property is subject to restrictions for Harpeth Village of record in Instrument Number 20070117-0007067 and amended in Instrument Number 20070827-0102786, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 1015 Pine Meadow Court #36, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2015 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Melissa Mustapha, wife of Taopheeq A. Mustapha, joins in this conveyance to quitclaim any and all right, title and interest in and to the above described property.

Witness my hand this the 22nd day of May, 2015.

Taopheeq A. Mustapha

Melissa Mustapha

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Taopheeq A. Mustapha and wife, Melissa Mustapha, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of May, 2015.

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/18/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $304,900.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2015.

Notary Public

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/19/18

Map: 156 05 0A
Parcel: 036.00