WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel M. Certa	Nations Lending Corporation	141-05-0-A-304.00 CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
653 Wolfeboro Lane	4 Summit Park Dr., Ste 200	Trans:T20150058315 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 07/17/15 11:26 3 pgs
Nashville, TN 37221	Independence, OH 44131	Fees:18.00 Taxes:869.13
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20150717-0070044

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jimmy Ardiansyah and Siti Arpah S N Yetty, husband and wife,** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Daniel M. Certa and Danielle R. Certa, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 304 on the Final Plat of Avondale Park, Phase 1, Section 2, of record in Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jimmy Ardiansyah, married, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 04/16/2009, recorded 04/20/2009 of record in Instrument No. 20090420-0035576, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Instrument No. 20081218-0121117, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20081203-0117452, as amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, in the Register's Office for Davidson County, Tennessee.

Right of Way Easements recorded in Book 787, Page 7, Book 840, Page 540, Book 1237, Page 674, in the Register's Office Davidson County, Tennessee.

Easements set forth in instrument of record in Book 4118, Page 694, in the Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement recorded of record in Book 4193, Page 903 and Instrument

20060110-0003857, in the Register's Office for Davidson County, Tennessee.

Declaration of Taking recorded of record in Book 4228, Page 635, in the Register's Office for Davidson County, Tennessee.

Easement Judgment recorded of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.

Agreements for Dedication of Easements for Water Lines of record in Book 5738, Page 819, Book 5738, Page 832, Book 5811, Page 427 and Instrument 20080818-0084836, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sewer Line of record in Book 7601, Page 400, in the Register's Office for Davidson County, Tennessee.

Access Easement Agreement recorded of record in Instrument No. 200412070145662, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement recorded of record in Instrument No. 200605120055867, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement recorded of record in Instrument No. 20071002-0117293, in the Register's Office for Davidson County, Tennessee.

Resolution Regarding Abandonment of Easement Rights recorded of record in Instrument No. 200808260087638, in the Register's Office for Davidson County, Tennessee.

Charter of the Homeowners Association of record in Instrument No. 200812030117350, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 653 Wolfeboro Lane, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Witness our hands this 15th day of July, 2015.

Jimmy Ardiansyah

Siti Arpah S N Yetty

State of Tennessee
County of Williamson

Personally appeared before me Jimmy Ardiansyah and Siti Arpah S N Yetty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2015.

Notary Public
My Commission Expires: 8/20/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

