WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150076991 DEEDWARR
Recvd: 09/10/15 10:25 2 pgs
Fees:13.00 Taxes:462.50
20150910-0091898

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of August, 2015.

Notary Public
My Commission expires: 3/6/18
(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:
Jessica Gleadall	First Bank	163-04-0A-446.00CO
3001 Hamilton Church Road Unit #446	318 Seaboard Lane Suite 205	
Antioch, TN 37013	Franklin, TN 37067	

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, **Amir Reyad, a single man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jessica Gleadall, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit 446, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument Number 20040212-0016945, as amended in Instrument Number 20060206-0014793, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amir Reyad, a single man from Federal Home Loan Mortgage Corporation, by its duly authorized attorney-in-fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS") by Special Warranty Deed on June 28, 2013, of record in Instrument Number 20130911-0095741, 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 20040212-0016945, as amended in Instrument Number 20060206-0014793, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20040212-0016945, as amended in Instrument Numbers 20040226-0022076; 20050310-0026734; 20050701-0075731 and 20060206-0014793, Register's Office for Davidson County, Tennessee.
- By-Laws of Hamilton Crossings Townhomes Homeowner's Association, Inc., of record in Instrument Number 20040212-0016946, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20030731-0108672, 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: **3001 Hamilton Church Road Unit #446, 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 August 18, 2015.

Amir Reyad

Amir Reyad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amir Reyad,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 18, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY