WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150089542 DEEDWARR
Recvd: 10/21/15 09:08 2 pgs
Fees: 13.00 Taxes: 118.40
20151021-0106884

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter's Construction LLC	New Owner	043-04-0-A-027.00 CO
(NAME)	(NAME)	
120 Sophie Dr.		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Alex Yaser Mustafa,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter's Construction LLC,** 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. 27 on The First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase 1, (F/K/A Windstar Estates, Section 1, Phase 1), as of record in Instrument No. 20060918-0115492, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the property conveyed to Alex Yaser Mustafa by Warranty Deed from Austin Mark Writesman, dated October 1, 2014, as of record in Instrument No. 20141002-0091036, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 736 River Landing Way, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; All matters appearing on the Plat of record in Instrument No. 20060918-0115492; Restrictions of record in Instrument No. 20060502-0050264 and Instrument No. 20060620-0073693; Subdivision restrictions, reservations and easements of record in Instrument No. 20060815-0100349; Amended and restated Master Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150520-0046604; Charter of River Landing Old Hickory Homeowners Association of record in Instrument No. 20150611-0055225; Consent to easement of record in Book 4859, page 950; Easement to Metro Nashville Davidson County of record in Book 4859, page 951; Easement to Old Hickory Utility District of record in Book 8274, page 619 and Book 8274, page 624; Deed and flowage easement to USA of record in Book 2240, page 375; Boundary line agreement of record in Book 7732, page 213; Stormwater Detention Agreement of record in Instrument No. 20030710-0096041; Sanitary sewer and/ or storm drainage easement of record in Book 9411, page 730; Book 9411, page 743 and Book 9872, page 651; all of record in the Register's Office for Davidson County, Tennessee.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 15th day of October, 2015.

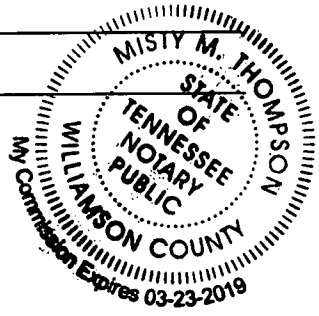
Alex Yaser Mustafa

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Alex Yaser Mustafa, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of October, 2015.

Notary Public
My Commission Expires: _____



File No.: 21822