WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/15 13:52 3 pgs
Fees:18.00 Taxes:758.50
20151130-0120524

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

MST 2015-1342

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Nov, 20 15

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leisli N. Lopez	Movement Mtg	183-05-0A-095.00-CO
(NAME)	(NAME)	
4124 October Woods Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN37013	Virginia Beach, VA 23452	
(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, WE, **Zahid Kirmani and wife, Afshan Kirmani,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leisli N. Lopez, married** 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. 73 on the Plan of Revision One, Phase Two, Section Four, October Woods of record in Plat Book 7900, Page 909 and as amended in Book 9700, page(s) 437 and 438, 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 Zahid Kirmani and wife, Afshan Kirmani by Warranty deed from Phouvanh Hyouibandith and wife, Nicole K. Hyouibandith of record in Instrument No. 20060210-0016811 Register's Office for Davidson County, Tennessee, dated January 27, 2006 and recorded on February 10, 2006

Subject to: Subject to all matters shown on the P.U.D. Boundary of record in Plat Book 7900 Page 909, in the aforesaid Register's Office, Davidson County, Tennessee Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 437 and 438 and Plat Book 9700, page(s) 358 and 359, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9840, Page 276, Book 10181 Page 986, Book 10548 Page 501, Book 10548 Page 503, Book 11477 Page 748 and at Instrument No. 19991206-0300152, 20001003-0097964, 20020917-0113276, 20040121-0008040 and 20041119-0139281, Register's Office for Davidson County, Tennessee. By-Laws of October Woods HOA of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee.

Charter of October Woods Homeowners' Association, Inc. of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee. Easement(s) of record in Book 8443, Page 75 , Book 8443 Page 79 and 10766 Page 666, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 9771, Page 560 and Book 10010, Page 50, in the Register's Office for Davidson County, Tennessee. Deed Restrictions of record in Book 5047, Page 656 and Book 5047 Page 661, in the Register's Office for Davidson County, Tennessee. Dedication of Perpetual Easement for Entrance Wall and Landscaping of record in Instrument Number 20050726-0087157, in the Register's Office for Davidson County, Tennessee. Conveyance of Common Areas to October Woods HOA of record in Instrument Number 20000425-0041127, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4124 October Woods Drive, Antioch, TN 37013
(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 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.

Witness my/our hand(s) this 24 DAY OF Nov, 20 15.

Zahid Kirmani

Afshan Kirmani

Afshan Kirmani

STATE OF Tennessee

COUNTY OF Williamson * Zahid Kirmani & Afshan Kirmani

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , with * whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of November, 20 15.

Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

