Davidson County DEEDWARR Recvd: 01/08/16 16:03 2 pgs Fees:13.00 Taxes:999.00 **20160108-0002274**	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $270,000.00. Hassan Jaffara Affiant Subscribed and sworn to before me this 7th day of January, 2016. Notary Public My commission expires:
(Notary Stamp)	CRYSTAL SAINT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Hassan Jaffara and Safia Rashid	**Hassan Jaffara and Safia Rashid**	**183-05A-038.00**
7101 Smokey Hill Rd.	**7101 Smokey Hill Rd.**	
Antioch, TN 37013-6800	**Antioch, TN 37013-6800**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jeffrey Mcfarland and Nicole Mcfarland, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Hassan Jaffara and Safia Rashid, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Phase 3, Section 10, October Woods, of record in Instrument No. 20040114-0005885, 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 Jeffrey Mcfarland and Nicole Mcfarland by Special Warranty deed from Military Warriors Support Foundation of record in Instrument No. 20150122-0006260 Register's Office for Davidson County, Tennessee, dated January 16, 2015 and recorded on January 22, 2015.

This is x improved ☐ unimproved property known as **7101 Smokey Hill Rd., Antioch, TN 37013-6800.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Subject to all matters shown on the Plan of record in Instrument No. 20040114-0005885, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the PUD Boundary Plat of record in Plat Book 7900, Page 909, 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 and Instrument No. 20040121-0008040, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for Open Space of record in Instrument Number 20071221-0146548, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 10951, Page 709, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of January, 2016.

Jeffrey Mcfarland

Nicole Mcfarland

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeffrey Mcfarland and Nicole Mcfarland, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of January, 2016.

Notary Public
My Commission Expires: 8/23/19

Rebecca A. Dobbs Notary Public State of Tennessee Rutherford County

SolomonParks File No. 2152382

Certificate of Authenticity

I, Crystal Sartin, 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 Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sartin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-19

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY