WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160007199 DEEDWARR
Recvd: 01/27/16 14:30 2 pgs
Fees:13.00 Taxes:358.90
20160127-0007961

G-VRES-15-810-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Redeer Haji	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	
810 Bellevue Road Apt 241	**2002 Richard Jones Road, Suite 300A**	**142-06-0A-241.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2736	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MATTHEW STEVEN DILLARD, AN UNMARRIED MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **REDEER HAJI, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 241, Building 39, and Garage No. 3, on the Plan of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, pages 128 through 130, Inclusive Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Steven Dillard, an unmarried man by Warranty deed from Ann Elizabeth Elsea, an unmarried woman of record in Instrument No. 20130614-0061160 Register's Office for Davidson County, Tennessee, dated June 13, 2013 and recorded on June 14, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page (s) 128 through 130, inclusive, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Creekside Meadows of record in Book 4834, Page 257, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 724, Book 6874, page 354 and Book 7610, Page 973 , Register's Office for Davidson County, Tennessee.
- Charter of Creekside Meadows Association, Inc. of record in Book 4836, Page 610, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument Number 20040603-0065549, in the Register's Office for Davidson County, Tennessee.
- Agreement regarding erection of fence of record in Book 5519, Page 80, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 Bellevue Road Apt 241, Nashville, Tennessee 37221-2736**.

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 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 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 the 25th DAY OF JANUARY, 2016.

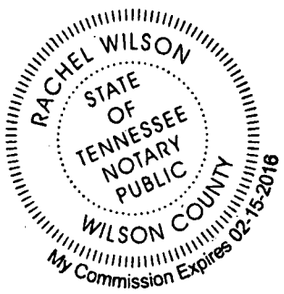
Matthew Steven Dillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of January, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212