16-CO-003

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

G-VRES-16-9032-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,500.00.

Affiant

LEAH A. TURNER
TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2016.

Notary Public

My Commission Expires
October 30, 2016

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Ramadan L. Albadran	Farmington Mortgage New Owner Division of Capstar Bank	
(NAME) **9032 Rigden Mill Drive**	(NAME) 2002 Richard Jones Road Suite 300A	**173-09-0A-529.00CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) 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 **BEN SWEENEY AND ASHLEY SWEENEY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RAMADAN L. ALBADRAN, A MARRIED 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:

Land in Davidson County, Tennessee, being Lot No. 432 on the Plan of Phase Seven Lenox Village, of record in Plat at Instrument No. 20051028-0130418, 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 Ben Sweeney and wife, Ashley Sweeney by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20061019-0130009, Register's Office for Davidson County, Tennessee, dated October 17, 2006 and recorded on October 19, 2006.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20051028-0130418;
- Covenants, Conditions and Restrictions of record in Instrument Nos. 20020315-0032825, 20021226-0158459, 20060120-0007913, 20060321-0032382, and 20060321-0032382;
- Covenants, Conditions and Restrictions of record in Instrument Nos. 20020315-0032826, 20021226-0158458, 20031212-0178492, 20040526-0062220, 20040526-0062221, 20050119-0006853, 20050113-0005133, 20050324-0032209, 20050815-0096405, 20060120-0007914, and amended in Instrument Nos. 20060221-0020352, 20060309-0027423, 20060321-0032383, 20080403-0033974, and 20080403-0033975;
- Covenants, Conditions and Restrictions of record in Instrument No. 20060612-0069716;
- HOA Charter of record in Instrument Nos. 20020412-0045831 and 20031016-0153550;
- Stormwater Detention Agreement of record in Book 7362, Page 230, Instrument Nos. 20020628-0078164, 20020408-0042676 and 20041229-0154223;
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7985, Page 449, and Instrument Nos. 20011129-0130322, 20010918-01000850, 20011106-0121932, 20030923-0140666, 20010918-0100849 and 20010918-0100851;
- Ingress, Egress and Sign Easement of record in Instrument Nos. 20010103-0000902 and 20010822-0090889;
- Easement for water mains of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9032 Rigden Mill Drive, Nashville, Tennessee 37211**.

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.

BILL GARRETT, Davidson County
Trans:T20160012598 DEEDWARR
Recvd: 02/16/16 13:08 2 pgs
Fees:13.00 Taxes:867.65

20160216-0014401

Warranty Deed

Witness my/our hand(s) this the 12th DAY OF FEBRUARY, 2016.

Ben Sweeney

Ashley Sweeney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN SWEENEY AND ASHLEY SWEENEY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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