Record + Send to

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 03/24/16 15:08 2 pgs
Fees:13.00 Taxes:754.80
20160324-0028122

G#28155-2

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$204,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2016.

Notary Public

My commission expires: 2-3-17
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rafael Romero and Ana Juarez	owners at property address	**149150A44700CO**
1716 Bridgecrest Drive		
Antioch, TN 37013		

FOR AND IN 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,

SWA Dream Homes, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Rafael Romero and Ana Juarez, husband and wife

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. 193 on the Plan of Cambridge Forest, Phase Six, R15 Residential PUD, as of record in Instrument No. 20070430-0051165, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to SWA Dream Homes, LLC, a Tennessee limited liability company, by Limited Warranty Deed dated April 20, 2015, from RL REGI-TN GVC, LLC, a Tennessee limited liability company, of record in Instrument No. 20150422-0035816, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20070430-0051165, Register's Office for Davidson County, Tennessee;

2) All matters appearing on the Plan of Record as Book 6900, Pages 561 and 562, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions and Restrictions of Cambridge Forest, of record in Book 10332, Page 1,and as amended in Book 10774, Page 723 (omitting therefrom any covenants, conditions, or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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), and subsequent amendment of record in Instrument No. 20070409-0041417, said Register's Office;

4) Dedication of common areas to Cambridge Forest Homeowners Association, Inc. of record in Instrument No. 20030630-0090226 and in Instrument No. 20110919-0072464, Register's Office for Davidson County, Tennessee;

5) Charter of Incorporation of Cambridge Forest Homeowners Association, Inc., of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee;

6) Grant of Easement to Comcast of Nashville, of record in Instrument No. 20121114-0104688, Register's Office for Davidson County, Tennessee;

7) Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewer and/or Storm Drainage of record in Book 7453, Page 445, and in Instrument No. 20001228-0126570, Register's Office for Davidson County, Tennessee;

8) Easement for communication systems granted to American Telephone & Telegraph Company, of record in Book 1207, Page 529, Register's Office for Davidson County, Tennessee;

9) Easement for road of record in Plan Book 3, Page 26, Chancery Court Clerk's Office;

10) Subject to an easement for Morgan Cemetery;

11) Agreement recorded in Book 1147, Page 148, Register's Office for Davidson County, Tennessee;

12) Deed of Easement for sanitary sewers and/or storm drainage of record in Book 6881, Page 320, and in Book 8795, Page 158, Register's Office for Davidson County, Tennessee;

13) Storm Water Detention Agreements of record in Book 7632, Page 962, and in Instrument No. 20020308-0029654, said Register's Office;

14) Easement for sewer stated in the Deed of record in Book 8795, Page 158, said Register's Office; and,

15) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

,This is improved property, known as: **1716 Bridgecrest Drive, Antioch, TN 37013**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 21st day of March, 2016.

SWA Dream Homes, LLC, a Tennessee limited liability company

By: _____
Sherif Ibrahim, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Sherif Ibrahim,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **President** of **SWA Dream Homes, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Sherif Ibrahim** as **President.**

Witness my hand, at office at Nashville, Tennessee, this **21st** day of **March, 2016.**

_____
Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. 1-25-2017

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019