G#28356-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035091 DEEDWARR
Recvd: 04/28/16 12:07 3 pgs
Fees:18.00 Taxes:739.63
20160428-0041533

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$199,900.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2016.

Notary Public

My commission expires: 5-27-19

(AFFIX SEAL)

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
Ayesha Mobeen	**Ayesha Mobeen**	**131050B30700CO**
307 Summit Ridge Circle	**307 Summit Ridge Circle**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael R. Anderson and wife, Karen B. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ayesha Mobeen, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 307 as specified on the Plat as shown on Exhibit "D" to the Master Deed, on the Plan of Four Seasons Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Four Seasons Condominiums, of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Four Seasons

Condominiums, for placement of Units, as shown on Exhibit "D" to the Master Deed of record in Book 6841, Page 349, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Michael R. Anderson and wife, Karen B. Anderson, by Warranty Deed dated September 30, 2014, from Jeffrey K. Hitchcock and wife, Lia Chen, of record in Instrument No. 20141003-0091460, 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 as set out in Exhibit "D" to the Master Deed of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee;

2) All matters shown on Boundary Plat of record in Book 5050, Page 30, said Register's Office;

3) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime for Four Seasons Condominiums, of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto;

4) Charter of Four Seasons Homeowners' Association, Inc., of record in Book 6855, Page 917, amended in Book 8176, Page 697, Register's Office for Davidson County, Tennessee;

5) All terms, conditions and obligation contained in the Deed dated May 30, 1974, of record in Book 4821, Page 20, Register's Office for Davidson County, Tennessee;

6) All terms, conditions and obligations contained in the Sale and Assignment of Option, dated July 11, 1977, of record in Book 5388, Page 503, Register's Office for Davidson County, Tennessee;

7) Deed of Conveyance for water and sewerage services of record in Book 5271, Page 430, Register's Office for Davidson County, Tennessee;

8) Easement for ingress and egress of record in Book 5158, Page 230, Register's Office for Davidson County, Tennessee;

9) Engineer's Report of record in Book 6847, Page 125, Register's Office for Davidson County, Tennessee;

10) Easement Agreements of record in Book 6869, Page 157, Book 7776, Page 899, and Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee;

11) Consent of Four Seasons Homeowners Association to Easement Agreement, of record in Book 6869, Page 162, and re-recorded in Book 6870, Page 966, Register's Office for Davidson County, Tennessee;

12) Ingress, Egress & Electrical Utility Easement to SBA Properties in Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee;

13) Grant of Easement to Comcast of Nashville I, LLC in Instrument No. 20120521-0043888, Register's Office for Davidson County, Tennessee; and,

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

This is improved property, known as: **307 Summit Ridge Circle, Nashville, TN 37215**.

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 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 26th day of **April, 2016.**

Michael R. Anderson

Michael R. Anderson

Karen B Anderson

Karen B. Anderson

STATE OF FLORIDA)
COUNTY OF Pinellas)

Personally appeared before me, a Notary Public of said County and State, **Michael R. Anderson and wife, Karen B. Anderson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clearwater (City), Florida, this 26 day of **April, 2016.**

Kim D Berglund Ingle

Notary Public

My Commission Expires:

KIM D BERGLUND-INGLE
MY COMMISSION # FF233644
EXPIRES May 21, 2019
(407) 398-0153 FloridaNotaryService.com