Davidson County DEEDWARR
Recvd: 07/15/16 08:51 3 pgs
Fees:18.00 Taxes:984.20
20160715-0072660

WARRANTY DEED

NICOLE YURJEVICH NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $266,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF JULY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/29/19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2153B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Alexander William Agassi		160-16-0C-038.00-CO
513 Old Towne Drive		
Brentwood, TN 37027-4454		

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

SOUTHERN EQUITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEXANDER WILLIAM AGASSI

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 38 on the Plan of a Horizontal Property Regime (Private Element) The Terraces at Brentwood Chase (A Revision of "Old Towne at Brentwood Chase"), R20 Residential P.U.D., of record in Plat at Instrument No. 20000713-0069317, as revised in Instrument No. 20001103-0109137, 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 Jane R. Covington, unmarried by Warranty deed from Kevin Durham and wife, Bobbi Durham of record in Instrument No. 20050505-0050685 Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 05, 2005. (Value of consideration shown in aforementioned deed $195,000.00.)

Being the same property conveyed to Southern Equity, LLC, a Tennessee limited liability company by Warranty deed from Jane R. Covington of record in Instrument No. 20150602-0051251 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 02, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20000713-0069317, as revised in Instrument No. 20001103-0109137, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 653 and 654, 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 11388, Page 128, Instrument Number 20000513-0053795, Instrument Number 20000531-0053798 and Corrective amendment recorded in Instrument No. 20150109-0002674, Instrument Number 20000831-0086366, Instrument No.20000831-0086367, Instrument No. 20001214-0123057, as amended in Instrument No. 20010119-0005975, Instrument No. 20010328-0029845 and Instrument No. 20041206-0144631, Register's Office for Davidson County, Tennessee.

Conveyance of the common area to The Terraces at Brentwood Chase Homeowner's Association of record in Instrument Number 20010208-0012530, and Instrument No. 20010208-0012529, in the Register's Office for DavidsonCounty, Tennessee.

Charter of The Terraces at Brentwood Chase Homeowner's Association, Inc. of record in Instrument Number 20001214-0123056 and Instrument No. 20000524-0051842, in the Register's Office for DavidsonCounty, Tennessee.

By-Laws of The Terraces at Brentwood Chase of record in Instrument Number 20001214-0123058, in the Register's Office for DavidsonCounty, Tennessee.

Easement for Drainage of record in Book 7902, Page 389, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 11115, Page 281 and Book 11115, Page 286, in the Register's Office for Davidson County, Tennessee.

Easement for Water mains of record in Book 8371, Page 320, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 513 Old Towne Drive, Brentwood, TN 37027-4454

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 in 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 hand on the 5th day of July, 2016.

Southern Equity, LLC, a Tennessee limited liability company

BY: _____

Larry Hayes, Jr., Its President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Larry Hayes, Jr., with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged hisself to be President (or other officer authorized to execute the instrument) of Southern Equity, LLC, the within named bargainor, a Tennessee limited liability company, and that Larry Hayes, Jr., as such President executed the foregoing instrument for the purposes therein contained..

Witness my hand and official seal, this 5th day of July, 2016.

_____

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2153B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

