THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0325

Map-Parcel No. 173-04-0A 261.00 CO

BILL GARRETT, Davidson County
Trans:T20160068112 DEEDWARR
Recvd: 08/08/16 09:00 2 pgs
Fees:13.00 Taxes:999.00
20160808-0081825

Property Address:
5409 Oak Chase Drive, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:

Same

Grantee's Name, Address:
RAFI HADI
5409 Oak Chase Drive
Antioch TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **REED MONTALDO WEST and wife, KELLY DAWN WEST**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **RAFI HADI, an unmarried man**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Land in Davidson County, Tennessee, Being Lot No. 261 on the Plan of Oak Highlands, Phase Three, First Revision, a Planned Unit Development of record in Instrument Number 20020122-0008284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to REED MONTALDO WEST and wife, KELLY DAWN WEST by Warranty Deed from CLARENCE R. HUDGENS and wife, BUALATE GOLF CRONK, dated 09/29/2006, and recorded on 10/03/2006, of record in Instrument No. 20061003-0122218, Register's Office for Davidson County, Tennessee.

This is improved property known as, 5409 Oak Chase Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee.
3. Subject to Conveyance of open space to Oak Highlands Homeowner's Association Inc., of record in Instrument No. 20130523-005438, Register's Office for Davidson County, Tennessee.
4. Charter for Homeowners Association of record in Book 7337, page 259, as amended in Book 8765, page 100, and Instrument No. 20070807-0093758, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Book 7350, page 24, as amended in Book 7367, page 587. Book 8765, page 77, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130, and Instrument No. 20020725-0089131 Register's Office for Davidson County, Tennessee.

6. By-Laws of record in Book 8765, page 90, Register's Office for Davidson, County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as contained in Instrument No. 20001002-0097138, Instrument No. 20001205-119205, Instrument No. 20001205-0119206, and Instrument No. 20011120-0127790, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement as contained in Instrument No. 20010503-0045314, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 1 day of August, 2016.

Red Montaldo West
REED MONTALDO WEST

Kelly Dawn West
KELLY DAWN WEST

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named REED MONTALDO WEST and KELLY DAWN WEST, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 1 day of August, 2016.

Notary Public

My Commission expires: 2-18-17

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $270,000.00 .

Affiant

SWORN TO and subscribed before me on this 1 day of August, 2016.

Notary Public

My Commission expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019