BILL GARRETT, Davidson County
Trans:T20160071588 DEEDWARR
Recvd: 08/17/16 13:34 2 pgs
Fees:13.00 Taxes:673.40

20160817-0085939

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $182,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2016.

Notary Public

My commission expires: 9/20/16

(Notary Stamp)

JENNIFER THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erwin E. Amar	**New Owner**	**Map\Parcel: 151-09-0-A-223.00**
409 Ashby Place	"	
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 ACKNOWLEDGE, WE,

Rubka Tamerat, unmarried

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

Erwin E. Amar, a married man

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. 223 on the Plan of Long Hunter Chase, Phase 3, Section 1, First Revision, a Planned Unit Development, as of record in Instrument No. 20001103-0109138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Rubka Tamerat, unmarried, by Warranty Deed from Errol J. Desoto and Sarah D. Desoto, husband and wife, of record in Instrument No. 20070313-0030781, dated March 12, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 20001103-0109138, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9430, Page 251 & amended in Book 9534, Page 938, Book 9534, Page 942,Instrument No. 20010514-0049630, Instrument No. 20020930-0118656 and Instrument No. 20130226-0019266, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Instrument No. 20001030-0107415, Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 7900, Page 595, Register's Office for DAVIDSON County, Tennessee.
Drainage Easement to Metro of record in Book 4717, Page 515, Register's Office for DAVIDSON County, Tennessee.
QCD to HOA of record in Book 9432, Page 792, Book 9649, Page 764, Instrument No. 20021003-0120427 and Instrument No. 20030820-0120927, Register's Office for DAVIDSON County, Tennessee.
Transmission Line Easement to USA of record in Book 2336, Page 532, Book 2338, Page 406, Book 4428, Page 568, Book 4446, Page 423 and Book 4535, Page 351, Register's Office for DAVIDSON County, Tennessee.

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Sewer Easement of record in Book 9588, Page 930, Book 9988, Page 793, Book 10796, Page 628 and Book 10796, Page 625, Register's Office for DAVIDSON County, Tennessee.
Easement for Water Mains of record in Book 8197, Page 288 and Book 8358, Page 91, Register's Office for DAVIDSON County, Tennessee.
Easement to Tennessee Telephone Co. of record in Book 9661, Page 919, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 9988, Page 793(for Sewer) and Book 9988, Page 821(for Water Main), Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 9433, Page 953, Register's Office for DAVIDSON County, Tennessee.
R/W to Cemetery of record in Book 1101, Page 457 and Book 1115, Page 302, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 9430, Page 279, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 409 Ashby Place, 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 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 15th day of August, 2016.

Rubka Tamerat

Rubka Tamerat

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Rubka Tamerat, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2016.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2019

File #: **160476JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027