THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16088796** BILL GARRETT, Davidson County Trans:T20160080185 DEEDWARR Recvd: 09/13/16 13:06 2 pgs Fees:13.00 Taxes:1147.00 20160913-0096238	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 9th day of September, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Saman Ahmad 6512 Sunnywood Drive Nashville TN 37211-8593	New Owner	Tax Parcel ID No. 181010A18000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carmen D. Williams, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Saman Ahmad,*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*married

Land In Davidson County, Tennessee, Being Lot No. 101 on the Plan of Sugar Valley, Section Five, of record in Instrument Number 200012040118880, 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 Carmen D. Williams by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, recorded on the 23rd day of April, 2002 in Instrument No. 20020423-0049919, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, SUGAR VALLEY, R20 RESIDENTIAL P.U.D., as recorded in Instrument No. 20001204-0118880.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20001205-0119527.

Terms and provisions of by-Laws recorded in Book 11069, Page 24.

Charter of Sugar Valley Homeowners Association, Inc. recorded in Book 11069, Page 6.
Easement for Entrance Wall, recorded in Instrument No. 20040205-0014018.

Deed to Homeowners Association for Common Area recorded at Instrument No. 20130523-0052431.

This is improved property located at 305 Spicewood LN Nashville TN 37211-8593

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2016.

Carmen D. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carmen D. Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018