WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF ~~Tennessee~~
COUNTY OF ~~Davidson~~
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF ~~November~~, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hevidar Amin	New Owner	181010B26300
(NAME)	(NAME)	
7508 Tarmac Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 16th day of August, 2016, by and between **RUSTY FLAHERTY and wife, LINDA FLAHERTY,** party of the first part, **HEVIDAR AMIN, a single woman,** and party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 91 on the Plan of Section One of Phase Three, 2nd Addition to Sugar Valley RS-10 Subdivision - Cluster Lot Option, of record in Instrument Number 20071214-0143931, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rusty Flaherty and wife, Lindsay Flaherty by Warranty Deed from On Point Construction Company, Inc., dated August 10, 2012 and recorded August 17, 2012 of record in Instrument Number 20120817-0073915, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160097799 DEEDWARR
Recvd: 11/04/16 10:15 3 pgs
Fees:18.00 Taxes:1036.00

20161104-0116912

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

RUSTY FLAHERTY

LINDSAY FLAHERTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RUSTY FLAHERTY, 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 at office this 26 day of AUGUST, 2016

Commission expires: 7/24/17

JAMES S. LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LINDSAY FLAHERTY, 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 at office this 26 day of AUG, 2016

Commission expires: 7/24/17

Notary Public

JAMES S. LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

EXHIBIT A

All matters shown on the plat of record in Instrument Number 20071214-0143931, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded, as Book 11069, Page 14, Instrument Number 20071214-0143932 and amended and or made applicable as Supplement and Amendment to the Declaration record in Instrument Number 20040203-0013041, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Right-of-Way Agreement record on December 31, 1953 in Book 2244, Page 11, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement record on March 5, 2004 in Instrument Number 20040305-0025147, record on July 23, 2004 in Instrument Number 20040723-0088186 and record on August 9, 2006 in Instrument Number 20060809-0097605, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage record on October 7, 1994 in Book 9487, Page 901 and record on October 7, 1994 in Book 9487, Page 914, Register's Office for Davidson County, Tennessee.

By-laws of Sugar Valley Homeowner's Association, Inc., record in Book 11069, Page 24, Register's Office for Davidson County, Tennessee.

Charter and Articles of Incorporation of Sugar Valley Homeowner's Association, Inc., record in Book 11069, Page 6, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Sugar Valley Homeowner's Association, Inc., record in Instrument Number 20130523-0052433, Register's Office for Davidson County, Tennessee.