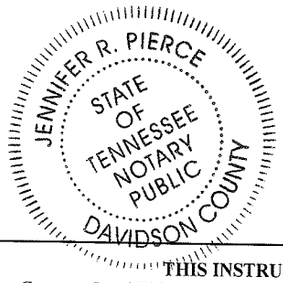
Davidson County DEEDWARR
Recvd: 11/15/16 08:50 2 pgs
Fees:13.00 Taxes:745.92
20161115-0120083

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $201,600.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY ~~COMMISSION~~ EXPIRES 11-6-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2469B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Andrew Aziz and Howida G. Morgan	Bank of America	149-07-0C-045.00-CO
3301 Clapham Rd	4909 Savarese Circle	
Antioch, TN 37013-5765	Tampa, FL 33634	

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,

J. CARLTON DRUMWRIGHT AS LIMITED SUCCESSOR TRUSTEE OF THE JAMES F. SCHWARTZ LIVING TRUST

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

ANDREW AZIZ, UNMARRIED AND HOWIDA G. MORGAN, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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 Lot No. 45 on the Plan of Highlands of Chelsea Village, Section 2 of record in Plat at Instrument No. 20050615-0068393, corrected in Instrument No. 20051031-0131297 and Instrument No. 20051031-0131368 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 The James F. Schwartz Living Trust, James F. Schwartz, Trustee by Quitclaim deed from James F. Schwartz of record in Instrument No. 20081030-0108170, dated October 18, 2008 and recorded on October 30, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

All matters shown on the Plan of record in Instrument 200506150068393, corrected in Instrument No. 20051031-0131297 and Instrument No. 20051031-0131368, 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 Instrument Number 200510050119856, addition Restrictions and By-Laws in Book 8082, page 329, Book 8083, page 386 and Book 8842, page 434, Register's Office for Davidson County, Tennessee.

Charter in Book 8813, page 192, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement in Instrument 200302260025748, Register's Office for Davidson County, Tennessee.

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

This is property known as 3301 Clapham Rd, Antioch, TN 37013-5765

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 31st day of October, 2016.

The James F. Schwartz Living Trust

BY: _____

J. Carlton Drumwright, Limited Successor Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named J. Carlton Drumwright, Limited Successor Trustee of The James F. Schwartz Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 31st day of October, 2016.

_____

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 16-2469B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

_____

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.