#11552

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160106164 DEEDWARR
Recvd: 12/02/16 11:51 2 pgs
Fees:13.00 Taxes:961.63
20161202-0126646

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1361

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$259,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER 2016.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
HUSNI HASSAN **7453 Tarmac Way** **Nashville, TN 37211**	Simmons Bank 1720 West End Ave. Ste. 101 Nashville TN 37203	**181010B31500CO**

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,

I, JOSEPH H. DANIELS, Unmarried

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

HUSNI HASSAN, An Unmarried Person

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section One of Phase Three, 2nd Addition to Sugar Valley, a RS-10 Subdivision-Cluster Lot Option of record in Plat recorded in Instrument No. 20071214-0143931, 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 Joseph H. Daniels, unmarried, by Warranty Deed from Chris Min Chae and spouse, Sera Ahn of record in Instrument Number 20150224-0015801, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record as Instrument Number 20071214-0143931. All matters shown on the PUD Boundary of record in Book 9700, Page 374. Covenants, Conditions and Restrictions of record in Book 11069, Page 14 and in Instrument No. 20071214-0143932. By-Laws of record in Book 11069, Page 24. Charter of record in Book 11069, Page 6. Sanitary Sewers and/or Storm Drainage of record in Book 11262, Page 933, Book 11338, Page 734, Book 11338, Page 743, Instrument No. 20010918-0100850 and Instrument No. 20040426-0046856. Storm Water Detention Agreement of record in Instrument Number 20020722-0087469 and Instrument No. 20060809-0097605. Agreement between Columbia Gulf Transmission Co. and Yazdian Construction of record in Instrument Number 200707250088276. Easement for Sanitary Sewer of record in Book 9487, Page 901 and Book 9343, Page 202. Easement for Right of Way of record in Book 421, Page 146. Easement for Ingress/Egress of record in Book 5674, Page 863. Easement for Storm Water Detention of record in Instrument Number 20040305-002514. Easement to United Telephone Co of record in Book 11436, Page 750. Easement by Express Grant of record in Instrument Number 20020731-0091596. Quitclaim Deed to HOA of record in Instrument Number 20130523-0052433, rights of others in and to the common acres and/or elements, Register's Office for Davidson County, Tennessee.

Subject taxes are assumed by Grantee(s), including rollback taxes, if any.

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 7453 Tarmac Way, Nashville, Tennessee 37211

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, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of aid 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 hand this 30th day of November, 2016.

JOSEPH H. DANIELS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, the within named JOSEPH H. DANIELS, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of November, 2016.

Notary Public

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY