WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160111871 DEEDWARR
Recvd: 12/20/16 10:44 2 pgs
Fees: 13.00 Taxes: 1184.00

20161220-0133527

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Khatoon Haji	New Owner	181-10-0-A 002.00CO
(NAME)	(NAME)	
6705 Autumn Oaks Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Garland B. Gibson and Tammy C. Gibson, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Khatoon Haji and Saleem Abdy, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 2, on the plan of Section One, Autumn Oaks, of record in Plat Book 9700, Pages 913 & 914, 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 Garland B. Gibson and Tammy C. Gibson, husband and wife by Warranty Deed from Justin Gallas and Elaina Gallas, husband and wife, dated 09/12/2014, recorded 09/16/2014, of record in Instrument No. 20140916-0084883, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 9700, Pages 913 & 914, in the Register's Office for Davidson County, Tennessee.
All matters shown on the Boundary Plat of record in Book 6900, Page 786, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20010912-0099443, Amendment of record in Instrument No. 20030513-0064238, Instrument No. 20101206-0096935, in the Register's Office for Davidson County, Tennessee.
Resolution by the Autumn Oaks HOA Board of Directors Regarding the Autumn Oaks Homeowners Association Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20100414-0028160, in the Register's Office for Davidson County, Tennessee.
Restrictions set forth in Deed of record in Book 6704, Page 397, Book 6704, Page 405, Amendment of Restrictive Covenants of record in Book 6968, Page 30, Partial Release of Right of Way of record in Book 6968, Page 25, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 261, Page 284, Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.
Right of Way Agreement of record in Book 2245, Page 271, Book 4240, Page 667, in the Register's Office for Davidson County, Tennessee.
Contract of Easement and Furnishing of Water of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7760, Page 970, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page 196, Book 9343, Page 199, in the Register's Office for Davidson County, Tennessee.
Notice of Acceptance of Public Infrastructure of record in Instrument No. 20101207-0097287, in the Register's Office for Davidson County, Tennessee.
Charter of the Homeowners Association of record in Instrument No. 20010912-0099442, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6705 Autumn Oaks Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 16th day of December, 2016.

Garland B. Gibson

Tammy C. Gibson

State of Tennessee
County of Williamson

Personally appeared before me Garland B. Gibson and Tammy C. Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of December, 2016.

Notary Public
My Commission Expires: 8/21/17

DONALD B. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027