BILL GARRETT, Davidson County
Trans:T20170001722 DEEDWARR
Recvd: 01/09/17 08:52 3 pgs
Fees:18.00 Taxes:1228.03
20170109-0001992

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $331,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ON THE 28TH DAY OF DECEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/20/18

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2875N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Agnes Cortez	New Owner	043-04-0A-027.00-CO
736 River Landing Way	"	
Old Hickory, TN 37138	"	

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,

PETER'S CONSTRUCTION LLC

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

AGNES CORTEZ, single woman

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. 27 on the Plan of First Revision, River Landing Section 1, Phase, formerly known as Windstar Estates of record in Plat at Instrument No. 20060728-0091763 and revised in Instrument No. 20060918-0115492, 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 a portion of the same property conveyed to Alex Yaser Mustafa by Warranty deed from Austin Mark Writesman of record in Instrument No. 20141002-0091036 Register's Office for Davidson County, Tennessee, dated October 01, 2014 and recorded on October 02, 2014. (Value or consideration as shown in aforementioned deed $56,000.00.)

Being the same property conveyed to Peter's Construction LLC by Warranty deed from Alex Yaser Mustafa of record in Instrument No. 20151021-0106884 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 21, 2015. (Value of consideration shown in aforementioned deed $32,000.00.) Being also known as 736 River Landing Way Old Hickory, Tennessee 37138. Property address being provided for infomation purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
2. Rights of claims and parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or claims of easements not shown by the Public Records.
7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
8. Taxes for the year 2016, a lien due and payable, but not delinquent.
9. Subject to all matters shown on the Plan of record as Instrument Number 20060728-0091763 and revised in Instrument No. 20060918-0115492, Register's Office of Davidson County, Tennessee.
10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060502-0050264, amended in 20060602-0073693, 20060815-0100349, 20150520-0046604, 20150520-0046605 and 201609270101746, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if

any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

11. Sanitary sewer and drainage easement of record in Book 8274, Page 619 & 624, Book 9411, apge 730, 739 & 743 and Book 9872, page 651, in the Register's Office for Davidson County, Tennessee.

12. Utility easement of record in Book 4859, Page 951, in the Register's Office for Davidson County, Tennessee.

13. Boundary line agreement of record in Book 7732, Page 213, in the Register's Office for Davidson County, Tennessee.

14. Flowage easement of record in Book 2240, Page 375, in the Register's Office for Davidson County, Tennessee.

15. Storm water detention agreement of record in Instrument Number 20030710-0096041, in the Register's Office for DavidsonCounty, Tennessee.

16. Abandonment of utility easement of record in Instrument Number 20060731-0092778, in the Register's Office for DavidsonCounty, Tennessee.

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

18. NOTE: Pending disbursement of the full proceeds of the loan secured by the Deed of Trust insured, the Policy when issued will insure only to the amount actually disbursed but increases as the proceeds are disbursed, pursuant to a legally binding obligation to disburse contained as a written agreement at the date of policy and made in good faith and without knowledge or notice of any defects or claims of defect in title up to the face amount of the policy. Such increases in amount will not change the date of the policy, unless such change of date is specifically made by endorsement.

This is property known as 736 River Landing Way, Old Hickory, TN 37138

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 28th day of December, 2016.

Peter's Construction LLC

BY: _____
President

ATTEST:

_____
Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, PETER'S CONSTRUCTION LLC, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of December, 2016.

_____
Notary Public

My Commission Expires: 3/26/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 16-2875N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Sameh Nashed, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument)of Peter's Construction, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of December, 2016.

Laurie Damewood

Notary Public

My Commission Expires: 3/22/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY