Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Prepared and Record and Return to:
Fennley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 9th day of January 2017.

Notary Public
My commission expires:

BILL GARRETT, Davidson County
Trans:T20170003763 DEEDWARR
Recvd: 01/13/17 12:58 2 pgs
Fees:13.00 Taxes:795.50
20170113-0004291

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Address of New Owner:	Send Tax Bills to:	Tax Information
Jose E. Mendez 2561 Treetop Drive Antioch TN 37013	Owner at Property Address	149060B00100CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Zarif H. Hakimov, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jose E. Mendez, an unmarried man, hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Oakwood Subdivision, Phase Five, of record in Plat Book 7900, Page 400, and amended in Instrument No. 20060120-0007581, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Zarif H. Hakimov by deed from General Construction Company, Inc., a Tennessee Corporation, of record in Instrument No. 20060607-0067846 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Oakwood Subdivision, Phase Five, of record in Book 7900 Page 400. 3) Easement of record in Instrument No. 20060607-0067845 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in of record in Book 7981 Page 478 and amended in Book 8038 Page 838; Book 8313 Page 17; Book 9237, Page 1; Book 9781 Page 987;Book 10650

Page 785 and in any allied instruments(s) referred to in said restrictions. 5) Charter for Oakwood Homeowners Association of record in Book 7954 Page 508 6) By-Laws of Oakwood Homeowner's Association of record in Book 7981, page 519 7) Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6269, page 197; Book 6298, page 582 and Instrument No. 20060224-0021797

This property is improved property known as 2561 Treetop Drive, Antioch, Tennessee 37013

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 9th day of January, 2017.

Zarif H. Hakimov

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zarif H. Hakimov, the bargainor(s), 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 Brentwood, Tennessee, this 9th day of January, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09795