BILL GARRETT, Davidson County
Trans: T20170013417 DEEDWARR
Recvd: 02/14/17 10:20 2 pgs
Fees: 13.00 Taxes: 906.50
20170214-0015251

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$245,000.00**

Rita J Moreland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF FEBRUARY, 2017.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YOUSSEF BOUGHROUM	**SWBC MORTGAGE CORPORATION**	**058-09-0A-206.00 CO**
(NAME)	(NAME)	
2548 JORDAN RIDGE DRIVE	**9311 SAN PEDRO AVE., SUITE 100**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218	**SAN ANTONIO, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RITA J. MORELAND, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YOUSSEF BOUGHROUM** And Houda Moudnib Husband and Wife, HEREINAFTER CALLED THE GRANTEE, HIS 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. 197, Phase 7, Section 1 as shown on the Plat of Jordan Ridge at Eaton's Creek, Phase 7, Section 1, of record in Instrument Number 20070824-0101605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ricky C. Moreland and Rita J. Moreland, husband and wife, from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, by deed dated April 4, 2008 of record in Instrument No. 20080408-0035366, said Register's Office. The said Ricky C. Moreland having since died January 31, 2010 leaving Rita J. Moreland the surviving tenant by the entirety. See Affidavit of Death of record in Instrument No. 20150622-0059674, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20070824-0101605; Restrictive Covenants of record in Instrument No. 200000915-0092002, Supplement Amendment in Instrument No. 20011025-0117168, Second Supplement Amendment in Instrument No. 20020828-0103983, Third Supplement in Instrument No. 20041229-0153372, Fourth Supplement in Instrument No. 20061120-0143523, Fifth Supplement in Instrument No. 20061120-0143524, Sixth Supplement in Instrument No. 20070905-0106402; HOA Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Instrument No. 20011126-0128291; Easement for water mains and appurtenances of record in Book 6255, page 578; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8326, page 230; Storm Water Detention Agreement of record in Instrument No. 20060126-009689, Instrument No. 20070112-0005338, Instrument No. 20001011-0100954 and Instrument No. 20031010-0150887, Agreement for Rights and Obligations of record in Instrument No. 20041229-0153373; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2548 JORDAN RIDGE DRIVE, NASHVILLE, TN 37218**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 10 day of February, 2017.

Rita J. Moreland

RITA J. MORELAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rita J. Moreland**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of February, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122