WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170022401 DEEDWARR
Recvd: 03/16/17 10:30 2 pgs
Fees:13.00 Taxes:584.60
20170316-0025697

Y-BR-17-5170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Youness Aziz	~~New Owner~~ Christensen Financial Inc.	
(NAME)	(NAME)	**163-05-0A-037.00-CO**
5170 Hickory Hollow Parkway #818	355 S Ronald Reagan Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Longwood, FL 32750	
(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 consideration, the receipt of which is hereby acknowledged, **JEFFREY BECK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YOUNESS AZIZ, SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 37 on the Plan of Hickory Hollow Townhomes (Mill Park) of record in Plat Book 9700, Page 686, 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 Jeffrey Beck, unmarried by Warranty deed from John A. Clampitt and wife Brenda A. Clampitt of record in Instrument No. 20070831-0105018 Register's Office for Davidson County, Tennessee, dated August 24, 2007 and recorded on August 31, 2007.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 9700, Pages 538 and 539, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10719, Page 425, amended in Book 11167, Page 757, and supplemented in Instrument Number 20051128-0143120, Instrument Number 20110208-0011084, Instrument No. 20080304-0021743, Instrument No. 20140902-0079467 and Instrument No. 20141231-0119109, 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.
- By-Laws of Mill Park Homeowners Association, Inc., of record in Book 10719, Page 464, as amended in Book 11167, page 759, Register's Office for Davidson County, Tennessee.
- Subject to Charter of Mill Park Homeowners Association, Inc., of record in Book 10719, Page 419, Register's Office for Davidson County, Tennessee.
- Subject to the Conveyance of Common Areas to Mill Park Homeowners Association, of record in Book 11221, page 249, Register's Office for Davidson County, Tennessee.
- Easement for Bell South of record in Book 11378, page 991, Register's Office for Davidson County Tennessee.
- Detention Pond Agreement of record in Book 10506, Page 278, said Register's Office, for Davidson County Tennessee.
- Quitclaim Deed for Common Area of record in Instrument Number 20130723-0076095, in the Register's Office for DavidsonCounty, Tennessee.
- Mill Park Homeowner's Association Rules and Regulations of record in Instrument Number 20160223-0017010, in the Register's Office for DavidsonCounty, Tennessee.
- Mill Park Homeowner's Association Rules and Regulations of record in Instrument Number 20161028-0113925, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5170 Hickory Hollow Parkway #818 , 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; 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 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/our hand(s) this the 15th DAY OF MARCH, 2017.

Jeffrey Beck by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY BECK, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFREY BECK.

Witness my hand and official seal, this the 15th of March, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212