WARRANTY DEED

File #2017030894

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 11-18-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Tammy R Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hadeel Altayar	New Owner	135-16-B/102CO
(NAME)	(NAME)	
606 Flintlock Drive	606 Flintlock Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Martin N Grant and Judith G Grant, husband and wife** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hadeel Altayar,** a married woman HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 102, on the plan of Horizontal Property Regime Private Element Plat of Woodridge at Nashboro Village, Nashboro Village- Tract II, as the same appears of record in Instrument No. 20021120-0143949, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Martin N Grant and Judith G Grant, husband and wife by Warranty Deed from Robert Randall Ordner, Trustee under the Robert Randall Ordner Revocable Trust Agreement dated June 1, 2008, dated 02/05/2014, of record in Instrument No. 20140214-0013111, said Register's Office.

This conveyance is subject to: Taxes for the year 2017, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20021120-0143949, said Register's Office.; HOA Charter as of record in Instrument No. 20021106-0136458, said Register's Office.; Easement for Stormwater Detention Agreement as of record in Instrument No. 20020820-0100403, said Register's Office.; Easements to Metro for overhead power lines in Book 4821, Page 105 and Book 4821, Page 111, said Register's Office.; Appurtenant Easements Reserved Easements and Restrictions as of record in Book 10110, Page 854, said Register's Office.; Quitclaim Deed to HOA for common area as of record in Instrument No. 20021120-0144369, said Register's Office.; Declaration of Covenants and ByLaws as of record in Instrument No. 20021106-0136459; Instrument No. 20021104-0134724; Instrument No. 20021106-0136458; Instrument No. 20020507-0056331; Instrument No. 20030610-0080281, all in said Register's Office.

unimproved ☐
This is improved ☒ property, known as **606 Flintlock Court, Nashville,TN,37217**
(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.

BILL GARRETT, Davidson County
Trans: T20170026932 DEEDWARR
Recvd: 03/30/17 13:32 2 pgs
Fees: 13.00 Taxes: 462.50
20170330-0031142

Witness our hands this 24th day of March, 2017.

Martin N Grant

Judith G Grant

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~RUTHERFORD~~ New York

Before me, the undersigned Notary Public, personally appeared Martin N Grant and Judith G Grant with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 24th day of March, 2017.

Commission expires: 06/22/2019

Notary Public

MARCIN TROJAN
NOTARY PUBLIC
NO. 01TR6326808
QUALIFIED IN KINGS COUNTY
COMM. EXP. 06/22/2019
STATE OF NEW YORK

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128