# WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170030830 DEEDWARR
Recvd: 04/12/17 10:34 2 pgs
Fees:13.00 Taxes:529.10
20170412-0035731

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) |
|---|---|---|
| **Hussain Chagani** | **Farmington Mortgage, a Division of CapStar Bank** | |
| (NAME) **151 Harbor Village Drive** | (NAME) **2002 Richard Jones Road, Suite 300A** | **034-07-0A-134.00-CO** |
| (ADDRESS) **Madison, TN 37115** | (ADDRESS) **Nashville, TN 37215** | |
| (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, **PNB HOLDING CO. 2, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUSSAIN CHAGANI, A MARRIED 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. 113, Townhomes Property Line, Exhibit of Harbor Village, Phase IV, Revision I, as of record by Instrument No. 20030611-0080857 (as Exhibit B) and amended Instrument No. 20030723-0102986 and Instrument No. 2005012-00007505, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof of said lot.

Being the same property conveyed to PNB Holding Co. 2, Inc. by Substitute Trustee's Deed from Larry D. Craig, Substitute Trustee of record in Instrument No. 20161012-0107901 Register's Office for Davidson County, Tennessee, dated October 12, 2016 and recorded on October 12, 2016.

This conveyance is subject to:
- Taxes for the year 2017.
- Plan of record in Plat Book 6250, Page 626, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Harbor Village, Phase IV of record in Instrument Number 20030611-0080857 amended in Instrument Number 20030723-0102986 and Instrument No. 20050120-0007505, and corrected Instrument No. 20050729-0088636, Instrument No. 20010817-0089318, Register's Office for Davidson County, Tennessee.
- Charter for Harbor Village HOA of record in Instrument Number 20030611-0080884, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement to Metropolitan Government of Nashville of record in Book 5589, Page 831, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20021105-0135703 and Instrument Number 20021121-0144783, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 7026, Page 914, Book 7026, page 916 and Book 7121, page 202, in the 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 6628, Page 577, amended in Book 66446, page 543, Book 10672, page 743, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20070205-0014894, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Storm Drainage Easement of record in Book 5589, Page 827, and Book 6861, Page 948, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 5970, Page 679, in the Register's Office for Davidson County, Tennessee.
- Grant Easement of record in Instrument Number 20110930-0075699, in the Register's Office for Davidson County, Tennessee.

- Restrictions of record as Instrument Number 20131001-0102895 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **151 Harbor Village Drive , Madison, Tennessee 37115**.

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 7th DAY OF APRIL, 2017.

PNB Holding Co. 2, Inc.

BY: _____

Allen Dixon
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ALLEN DIXON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of PNB HOLDING CO. 2, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 7th of April, 2017.

_____
Notary Public
My Commission Expires: 7/02/2018
(SEAL)

ESTA H. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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