This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

MAP/GROUP/PARCEL 151090A34200 CO

Davidson County DEEDWARR
Recvd: 05/01/17 10:39 3 pgs
Fees:18.00 Taxes:962.00
20170501-0042336

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Harman Garmavi and Millet Garmavi
6448 Paddington Way
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **KAMARA STEWART AND DARCY D. STEWART, SR., WIFE AND HUSBAND,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **HARMAN GARMAVI AND MILLET GARMAVI,** and wife, Millet A Garmavi Joint tenants with rights of survivorship, "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 261, on the Plan of Phase 3, Section 3A, Long Hunter Chase, as shown by plat appearing of record in Instrument No. 20081014-0103114, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Kamara Stewart and Darcy D. Stewart, Sr., wife and husband, by Special Warranty Deed from Wahidi Construction, LLC, a Tennessee limited liability company, dated January 15, 2015, appearing of record in Instrument No. 20150116-0005031, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

2017 Real Property Taxes are a lien not yet due and payable until October 1, 2017.; Subject to all matters shown on the Plan of record in Instrument No. 20081014-0103114, Register's Office for Davidson County, Tennessee.; Quitclaim Deed for Common Areas of record in Instrument No. 20130501-0043495, 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 Long Hunter Chase Subdivision of record in Book 9430, page 251; Book 9534, page 938; Book 9534, page 942; and Instrument No. 20130226-0019266, 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.; Charter of Homeowner's Association of record in Book 9433, page 953, Register's Office for Davidson County, Tennessee.; Stormwater Detention Agreement of record in Instrument No. 20040908-0108434, Register's Office for Davidson County, Tennessee.; Sanitary Sewer & Drainage Easement of record in Instrument No. 20001030-0107415, Register's Office for Rutherford County, Tennessee.; Easement of record in Book 9661, page 919, Register's Office for Rutherford County, Tennessee.; Easement of record in Book 8197, page 288 and Book 11497, page 592, Register's Office for Rutherford County, Tennessee.; Easement to USA/TVA of record in Book 4446, page 423, Register's Office for Davidson County, Tennessee.

This is improved property known as 6448 Paddington Way, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the

same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 28th day of April, 2017.

Kamara Stewart

Darcy D. Stewart, Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kamara Stewart and Darcy D. Stewart, Sr., the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 28th day of April, 2017.

NOTARY PUBLIC

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

My Commission Expires: 7-6-20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of April, 2017.

NOTARY PUBLIC

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2021

My Commission Expires: _____

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True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

