WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170042284 DEEDWARR
Recvd: 05/18/17 09:33 2 pgs
Fees:13.00 Taxes:924.63
20170518-0049274

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS ~~GREATER~~ IS, **$249,900.00.**

Affiant

Subscribed and sworn to before me this 15 day of May, 2017

Notary Public
My Commission expires: 7-3-17
(Affix Seal)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Daniel J. DeClercqZubli	owner at property address	150120C03700CO
913 Hill Ridge Drive		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **MT. VIEW, LLC., a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daniel J. DeClercqZubli, single**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat of Mt. View Subdivision, Section Two, of record in Plat at Instrument Number 20010523-0053206, 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 part of the same property conveyed to MT. VIEW, LLC from SAEED SASSAN, MARRIED by Deed on September 18, 1998, of record in Book 11121, Page 164, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 11190, Page 65 and Plat at Instrument Number 20010523-0053206, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11272, Page 811, as amended in Instrument Numbers 20020122-0008546 and 20020108-0002714, Register's Office for Davidson County, Tennessee.
- Charter of Mt. View Homeowner's Association of record in Instrument Number 20020108-0002713, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Mt. View Homeowner's Association of record in Instrument Number 20020129-0012295, Register's Office for Davidson County, Tennessee.

This is improved property known as: **913 Hill Ridge Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 15, 2017.

Mt. View, LLC, a Tennessee Limited Liability Company

By: Homayoun Aminmadani, Chief Manager

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Homayoun Aminmadani** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager for Mt. View, LLC, the within named bargainor, a corporation, and that as Chief Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Mt. View, LLC as Chief Manager.

Witness my hand, at office, this 15th day of May, 2017.

Notary Public

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY