Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170043780 DEEDWARR
Recvd: 05/23/17 12:50 2 pgs
Fees:13.00 Taxes:1302.40
20170523-0051191

G-NPM-17-7136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-3-2020
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)
Shwan Hawrami	Bank of America	
(NAME)	(NAME)	**180-3-A-113.00CO**
7136 Holt Run Drive	900 W Trade St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Charlotte, NC 28255	
(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, **MARION KEVIN RIDEAU AND WIFE, BRENDA M. RIDEAU, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHWAN HAWRAMI, A SINGLE PERSON,** 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. 49 on the Plan of Stone Creek Park, Section Three, of record in Plat Book 9700, Page 956, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marion Kevin Rideau and wife, Brenda M. Rideau by Warranty Deed from David M. Hobbs and wife, Christine M. Hobbs, recorded May 3, 2006 in Instrument No. 20060503-0051521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 956 and Boundary Plat of record in Plat Book 9700, Page 266, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 10324, Page 365 and Instrument No. 20010719-0076875.
- Charter of Stone Creek Park Homeowner's Association of record in Book 10324, Page 358, Register's Office for Davidson County, Tennessee.
- Easement for Right-of-Way of record in Book 10716, Page 596, Register's Office for Davidson County, Tennessee.
- Easement for Encroachment of record in Book 10487, Page 632, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11120, Page 920, Register's Office for Davidson County, Tennessee.
- Conveyance of open space/common area of record in Instrument No. 20040719-0085622, Register's Office for Davidson County, Tennessee.
- Agreement for Water Use of record in Book 6068, Page 119, 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: **7136 Holt Run Drive, Nashville, Tennessee 37211**.

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 19th DAY OF MAY, 2017.

Marion Kevin Rideau by his attorney in fact
Marion Kevin Rideau by John Gleaves,
Attorney in Fact

Brenda M. Rideau by her attorney in fact
Brenda M. Rideau 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 MARION KEVIN RIDEAU AND BRENDA M. RIDEAU, and who acknowledged he/she/they executed the same as the free act and deed of the said MARION KEVIN RIDEAU AND BRENDA M. RIDEAU.

Witness my hand and official seal, this the 19th of May, 2017.

Notary Public
My Commission Expires: 3/3/2020
(SEAL)

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

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