Davidson County DEEDWARR
Recvd: 05/23/17 14:36 3 pgs
Fees:18.00 Taxes:976.80
**20170523-0051265**

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle Ste. 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 170511790**<br>REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY<br>NAT-172772 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $264,000.00.<br>Affiant<br><br>Subscribed and sworn to before me, this 22nd day of May, 2017.<br><br>Notary Public<br>My Commission Expires: 9/22/2020 |

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Ash Bahadur Rai<br>5029 West Oak Highland Drive<br>Antioch TN 37013-4228 | Equity Prime Mortgage<br>1125 Ocean Avenue<br>Lakewood, NJ 08701 | Tax Parcel ID No.<br>173-04-0A-109.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rodney Moses, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ash Bahadur Rai and Som M. Rai, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Phase 1 of Oak Highlands of record in Plat Book 6900, Page (s) 432 through 435, 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 the same property conveyed to Rodney Moses, married man, Joined by his wife, Sharon Moses by Warranty deed from Pramod Dwivedi and spouse, Seema Dwivedi of record in Instrument No. 20120920-0085502 Register's Office for Davidson County, Tennessee, dated September 07, 2012 and recorded on September 20, 2012.

Being the same property conveyed to Rodney Moses, by Final Decree of Divorce from Sharon LaVergne Moses of record in Instrument No. 20170523-0051264, Register's Office for Davidson County, Tennessee, dated April 13, 2016 and recorded on _____, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 432 through 435, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 7350, Page 24 amended in Book 7367, page 587, Book 8765, Page 77, Book 10181, page 986, Book 10548, Pages 501 & 503, Instrument Number 20000428-0042354, Instrument Number 20020725-0089130 and Instrument Number 20020725-0089131, 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.

By-Laws of record in Book 7367, Page 615 and Book 8765, page 90, Register's Office for Davidson, County, Tennessee.

Storm water detention agreement of record in Book 7189, Page 379 and Instrument Number 20010503-0045314, in the Register's Office for Davidson County, Tennessee.

Ingress & egress easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 7748, Page 408, 412, 448, 453 and Book 7893, page 334, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to HOA of record in Book 7437, Page 697, Instrument Number 20000502-0044049, Instrument Number 20000425-0041127, Instrument Number 20020619-0074183 and Instrument Number 20040217-0017737, in the Register's Office for Davidson County, Tennessee.

Sanitary sewer easement of record in Instrument Number 20001002-0097139, in the Register's Office for Davidson County, Tennessee.

Charter of Oak Highlands Homeowner's Association of record in Book 7337, Page 529, amended in Book 8765, page 100, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5029 West Oak Highland Drive Antioch TN 37013-4228

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 22nd day of May, 2017.

Rodney Moses

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rodney Moses, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2017.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY