WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2017

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Duraid Isam	new owner	98-6A-17
(NAME)	(NAME)	
1512 Goldfinch Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170959

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ERIK W. BURNETT AND KAREN L. BURNESS, HUSBAND AND WIFE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **DURAID ISAM, A SINGLE MAN**, hereinafter called the GRANTEES, their heirs and assigns, a 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. 12 on the Final Plat of Phase 1, Section "A", Bridgewater, of record in Instrument No. 20051104-0133897, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Erik W. Burnett and Karen L. Burnett, husband and wife by deed from Newmark Homes, L.P., a Texas limited liability company, dated August 17, 2006, of record in Instrument No. 20060829-0106493, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument No. 20051104-0133897, corrected in Instrument No. 20060608-0067981, Register's Office for said County; (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Bridgewater and the By-Laws appended thereto, of record in Instrument No. 20051024-0128043, as supplemented in Instrument No. 20051122-0141076, and as amended in Instrument No. 20061004-01228, said Register's Office; and (c) Storm Water Detention Agreement of record in Instrument No. 20050222-0019150, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1512 Goldfinch Circle, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170044596 DEEDWARR
Recvd: 05/25/17 11:12 2 pgs
Fees:13.00 Taxes:1165.50
20170525-0052158

Witness our hands this 22nd day of May, 2017

Erik W. Burnett

Karen L. Burnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Erik W. Burnett and Karen L. Burnett, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 3/23/21

