BILL GARRETT, Davidson County
Trans: T20170050275 DEEDWARR
Recvd: 06/13/17 09:37 3 pgs
Fees: 18.00 Taxes: 1095.20

20170613-0059062

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $296,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JUNE, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-31-2021

EMILY WALSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3474N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Stephanie R. Ferguson	Churchill Mortgage	163-02-0B-084.00-CO
712 Frodo Lane	7101D Hickory BLVD #400	
Antioch, TN 37013	Brentwood, TN 37027	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AL SISI CONSTRUCTIONS, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHANIE FERGUSON, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 34 on the Plan of Phase Two, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D. of record in Plat at Instrument No. 20070621-0074238, 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 a portion of the same property conveyed to Al Sisi Constructions, Inc., a Tennessee corporation by Warranty deed from Fortuna Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20140409-0029583 Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 09, 2014. (Value or consideration as shown in aforementioned deed $100,000.00.) Being also known as 712 Frodo Lane Antioch, TN 37013.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
2. Rights of claims and parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or claims of easements not shown by the Public Records.
7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
8. Taxes for the year 2017, a lien not yet due and payable.
9. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 13 as corrected in Book 6254, Page 487 and as Instrument Number 20070621-0074238, Register's Office for Davidson County, Tennessee.
10. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 562, Register's Office for Davidson County, Tennessee.
11. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8301, Page 745; Book 10421, Page 239; Instrument Number 20061031-0135165; and Instrument Number 20140520-0043176 and Instrument No. 20070509-0055919, 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.

12. Homeowners Assessment of record in Instrument Number 20061127-0146331, in the Register's Office for Davidson County, Tennessee.

13. Easement for Ingress and Egress of record in Instrument Number 20061117-0143185, in the Register's Office for Davidson County, Tennessee.

14. Easement for Comcast of Nashville I, LLC of record in Instrument Number 20090721-0068096, in the Register's Office for Davidson County, Tennessee.

15. Easement for right-of-way of Moss Road of record in Book 1784, Page 300, in the Register's Office for Davidson County, Tennessee.

16. Easement and right-of-way to American Telephone and Telegraph Company of record in Book 1207, Page 530, in the Register's Office for Davidson County, Tennessee.

17. Easement of Ingress and Egress of record in Book 8883, Page 678, in the Register's Office for Davidson County, Tennessee.

18. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7031, Page 51; Book 7453, Page 445; Book 7453, Page 460; and Book 7775, Page 361, in the Register's Office for Davidson County, Tennessee.

19. Joint Access Easement Agreement of record in Book 7465, Page 739 and in Book 7466, Page 746, and Easement Modification Agreement of record in Book 7666, Page 151, in the Register's Office for Davidson County, Tennessee.

20. Easement Agreement of record in Book 7666, Page 156, in the Register's Office for Davidson County, Tennessee.

21. Drainage Easement of record in Book 7465, Page 756, in the Register's Office for Davidson County, Tennessee.

22. Storm Water Detention Agreement of record in Book 6254, Page 487 and in Book 7632, Page 962, in the Register's Office for Davidson County, Tennessee.

23. Fence Encroachment Easement of record in Book 7761, Page 222, in the Register's Office for Davidson County, Tennessee.

24. Grant of Anchor Easement of record in Book 10319, Page 987, in the Register's Office for Davidson County, Tennessee.

25. Gas Line Easement of record in Book 2203, Page 575; Book 2875, Page 299 and assigned of record in Book 4457, Page 377, in the Register's Office for Davidson County, Tennessee.

26. Easement right-of-way of record in Book 2105, Page 428 and in Book 2740, Page 188, in the Register's Office for Davidson County, Tennessee.

27. Joint Use Easement of record in Book 6196, Page 135, in the Register's Office for Davidson County, Tennessee.

28. Easement of record in Book 1784, Page 300, in the Register's Office for Davidson County, Tennessee.

29. Easement in favor of American Telephone and Telegraph Company of Tennessee of record in Book 1207, Page 530, in the Register's Office for Davidson County, Tennessee.

30. Deed Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 7597, Page 679, in the Register's Office for Davidson County, Tennessee.

31. Nashville Electric Service Anchor Easement of record in Book 10319, Page 987, in the Register's Office for Davidson County, Tennessee.

32. Option Agreement of record in Book 8240, Page 649, in the Register's Office for Davidson County, Tennessee.

33. Registration of Instrument of record in Book 8150, Page 866, in the Register's Office for Davidson County, Tennessee.

34. Storm Water Detention Agreement of record in Instrument Number 20040303-0023979, in the Register's Office for Davidson County, Tennessee.

35. Conveyance of Common Area of record in Instrument Number 20090623-0058289, in the Register's Office for Davidson County, Tennessee.

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

This is property known as 712 Frodo Lane, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 9th day of June, 2017.

Al Sisi Constructions, Inc., a Tennessee Corporation

BY: Samuel Riyad

President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Samuel Riyad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Al SISI CONSTRUCTIONS, INC. the within named bargainor, a Tennessee Corporation and that Samuel Riyad as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of June, 2017.

Laurie Damewood

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 17-3474N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027