STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2017.

Notary Public
MY COMMISSION EXPIRES: 3-21-20
File No. G17-8592D

BILL GARRETT, Davidson County
Trans:T20170050388 DEEDWARR
Recvd: 06/13/17 10:51 2 pgs
Fees:13.00 Taxes:610.50
20170613-0059216



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Devinder K. Sharma and Shashi P. Sharma, Husband and Wife (NAME)	Devinder K. Sharma & Shashi P. Sharma (NAME)	175-2-B-177CO
4161 Saddlecreek Way (STREET ADDRESS)	9508 Wicklow Dr (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Hayley Rodriguez, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Devinder K. Sharma and Shashi P. Sharma, Husband and Wife**, 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 Unit No. 2504 on the plan of OLD HICKORY COMMONS, SECTION TWO AND THREE, as shown by plat and survey of record in Instrument No. 20081117-0113467, and further amended in Instrument No. 20130322-0028759, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Hayley Rodriguez, married woman from Ole South Properties, Inc., a Tennessee Corporation, by Deed dated December 1, 2016, as Instrument No. 20161208-0128797, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Transmission Line Easement as recorded in Book 2344, page 432, Book 4425, page 535 and Book 11124, page 716, Register's Office for Davidson County, Tennessee.
3. Colonial Pipeline Easement as recorded in Book 3570, page 11, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement as recorded in Instrument No. 20060307-0026092, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Instrument No. 20080402-0032833, Register's Office for Davidson County, Tennessee.
6. Easement to Tennessee Telephone Co. and as recorded in Instrument No. 20081121-0114642 and Instrument No. 20080709-0070604, Register's Office for Davidson County, Tennessee.

7. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20070920-0112646, Instrument No. 20071213-0143334, Instrument No. 20080317-0026338, Instrument No. 20080710-0071087, Instrument No. 20081117-0113467, Instrument No. 20101222-0101832, Instrument No. 20130322-0028759 and Instrument No. 20140207-0011094, and in any allied instrument(s) referred to in said restrictions.
8. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20081117-0113467 and as amended in Instrument No. 20130322-0028759, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4161 Saddlecreek Way, 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, their heirs and assigns, forever, and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 12th day of June, 2017.

Hayley Rodriguez

June 12, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Hayley Rodriguez, Unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of June, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066