BILL GARRETT, Davidson County
Trans:T20170053159 DEEDWARR
Recvd: 06/21/17 11:51 2 pgs
Fees:13.00 Taxes:1147.00

20170621-0062481

WARRANTY DEED

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Y-VRES-17-1005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Hasan Zakhoy and Hamael Kucher	**New Owner**	
(NAME)	(NAME)	
1005 Summercrest Court		**164-10-0A-374.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **DARRAN WIGGINS, UNMARRIED AND DARLENE WIGGINS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HASAN ZAKHOY AND HAMAEL KUCHER, HUSBAND AND WIFE,** 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. 419 on the Plan of Final Plat of Village Nine, Summerfield Subdivision of record in Plat at Instrument No. 20060718-0086560, 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 Darran Wiggins and Darlene Wiggins, husband and wife by Warranty deed from Capitol Homes Inc., a Tennessee Corporation of record in Instrument No. 20070126-0010808 Register's Office for Davidson County, Tennessee, dated January 24, 2007 and recorded on January 26, 2007.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record as Instrument Number 20060718-0086560, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11588, Page 484; Book 1669, Page 376; Instrument Number 20010308-0021946; Instrument No. 20051103-0133360, Instrument No. 20050317-0029621, Instrument No. 20051103-013359, Instrument No. 20060724-0089079, Instrument Number 20010504-0046260; Instrument Number 20030527-0071168; Amended to Supplementary Declaration adding Section Nine filed in Instrument Number 20060921-0117120, Instrument Number 20060724-0089080, and Instrument No. 20060724-0089081, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 11648, Page 660 and amended in Instrument Number 20010326-0028531, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Homeowner's Association of record in Instrument Number 20010504-0046261 amending Book 11648, Page 662, in the Register's Office for Davidson County, Tennessee.
- Easement granted to BellSouth of record in Book 1141, Page 327, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20031028-0158502, Instrument No. 20050329-0033458, and Instrument Number 20000113-0004777, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement to Tennessee Telephone Company of record in Instrument Number 20000824-0083643, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Instrument Number 19991216-0303934, and Instrument No. 20000809-0079074, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20070126-0010808 in the 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: **1005 Summercrest Court , Antioch, Tennessee 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 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 16th DAY OF JUNE, 2017.

Darran Wiggins

Darlene Wiggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of June, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of June, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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