WARRANTY DEED

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 $197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2017.

Notary Public

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

Y-KW-17-616

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)
Kajin Shaban	~~New Owner~~ The Mtg firm	
(NAME) **616 Granwood Blvd**	(NAME) 921 Douglas Ave # 200	**063-16-0B-098.00-CO**
(ADDRESS) **Nashville, TN 37138**	(ADDRESS) Altamonte Springs FL 32714	
(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, **JEANNINE M. DWYER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAJIN SHABAN, A SINGLE WOMAN,** 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. 157 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Page (s) 550 through 552, inclusive 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 Jeannine M. Dwyer, unmarried by Warranty deed from Fox Ridge Homes, Inc. of record in Book 11176, page 125, Register's Office for Davidson County, Tennessee, dated October 28, 1998 and recorded on October 29, 1998.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in PUD Boundary Plat Book 6900, Page 405, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 550 through 552, corrected in Book 7462, Page 445 and amended to change name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7351, Page 852, amended in Book 7451, Page 739 and Book 8336, Page 393, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 7431, Page 204, amended in Book 8833, Page 216, in the Register's Office for Davidson County, Tennessee.
- QCD of common areas to HOA of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of HOA of record in Book 8517, Page 762, in the Register's Office for Davidson County, Tennessee.
- Flowage Easement of record in Book 2247, Page 75, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Book 8007, Page 235, in the Register's Office for Davidson County, Tennessee.
- Ingress & Egress Easement of record in Book 7460, Page 930, Book 7489, Page 515, Book 8657, Page 179, Book 8739, Page 991 and Book 8951, Page 179, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8951, Page 797, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 11176, Page 125, 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: **616 Granwood Blvd, Nashville, Tennessee 37138**.

BILL GARRETT, Davidson County
Trans:T20170063100 DEEDWARR
Recvd: 07/24/17 10:28 2 pgs
Fees:13.00 Taxes:728.90
20170724-0074443

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 19th DAY OF JULY, 2017.

Jeannine M. Dwyer

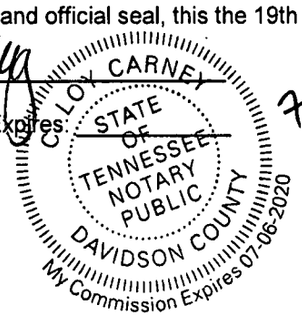
Jeannine M. Dwyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANNINE M. DWYER, 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 19th of July, 2017.

Notary Public
My Commission Expires: 7/6/20
(SEAL)



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