| Davidson County | DEEDWARR |
|---|---|
| Recvd: 08/01/17 11:12 | 3 pgs |
| Fees:18.00 Taxes:1258.00 | |
| **20170801-0077927** | |

# WARRANTY DEED

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.21.17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Soheila Gilani | NEW OWNER | 181-01-0A-106.00-CO |
| (NAME) | (NAME) | |
| 7037 Sugarplum Way | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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 considerations, the receipt of which is hereby acknowledged, we, **John Herring and wife, Anita Herring,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Soheila Gilani, Married**, hereinafter called the GRANTEE(S), 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 all of Lot No. 122 on the Plan of Section Three, Sugar Valley, R20 Residential P.U.D., of record in Plat Instrument No. 200004100035743, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Herring and wife, Anita Herring by Warranty Deed from Lifestyle Homes, a Tennessee General Partnership, dated 08/28/2001, recorded 09/07/2001, of record in Instrument No. 20010907-0097311, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Instrument No. 200004100035743, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 11069, Page 14, Amended of record in Instrument No. 200004100035790, By-Laws of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.
Dedication of Easement of record in Instrument No. 20010404-0032941, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010525-0054824, in the Register's Office for Davidson County, Tennessee.
.Dedication of Perpetual Easement for Entrance Wall of record in Instrument No. 20040205-0014018, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 9700, Page 374, in the Register's Office for Davidson County, Tennessee.
Common Area Quitclaim Deed of record in Instrument No. 200004250041128, in the Register's Office

for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20130523-0052431, in the Register's Office for Davidson County, Tennessee.
Charter and Articles of Incorporation of Sugar Valley Homeowners' Association, Inc., of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7037 Sugarplum Way, Nashville, TN 37211
(House Number) (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 GRANTEE(S), 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), 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 our hands this 31st day of July, 2017

John Herring

Anita Herring

State of Tennessee
County of Williamson

Personally appeared before me John Herring and Anita Herring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2017.

Notary Public

My Commission Expires: 8/2/17

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY