WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170066280 DEEDWARR
Recvd: 08/02/17 10:01 2 pgs
Fees: 13.00 Taxes: 765.90

20170802-0078462

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 02/06/20

(AFFIX SEAL)

DANA DEE WORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-06-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Truska Ameen	new owners	161110A13400
(NAME)	(NAME)	
511 Huntington Ridge Drive		
(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, **Jacob England and Amy England, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto ~~Truska Ameen and wife, Bestoon Ahmed~~, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: Truska Ameen and husband, Bestoon Ahmed

Land in Davidson County, Tennessee, being Unit No. 134, on the Plan of Final Plat revision One, Huntington Ridge Townhouse Condominiums, of record in Plat Book 9700, Page 846, Declaration of Covenants, Conditions and Restrictions of record in Book 4729, Page 687, Amendment to Declaration of record in Book 4889, Page 905, Second Amendment to Declaration of record in Book 5394, Page 243, Notice of Board Resolution of record in Instrument No. 201103310024865, By-Laws of record in Book 7423, Page 762, Amended and Restated By-Laws of record in Instrument No. 200803240029069, Amendment to the By-Laws of record in Instrument No. 201307240076332, 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 Jacob England by Warranty Deed from Craig Casamento, married, dated April 24, 2014, of record in Instrument No. 201405090039780, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 9700, Page 846; (2) Covenants, conditions, easements and restrictions of record in Book 4729, Page 687, Amendment to Declaration of record in Book 4889, Page 905, Second Amendment to Declaration of record in Book 5394, Page 243, Notice of Board Resolution Regarding Second Amendment to Declaration of record in Instrument No. 201103310024865; (3) Grant of Transmission Line Easement of record in Book 2338, Page 222 and Book 2338, Page 226; (4) Easement contained in Storm Water Detention Agreement of record in Book 11345, Page 59; (5) Grant of Easement of record in Instrument No. 201409020079897; (6) Storm Water Detention Agreement of record in Book 9732, Page 551; (7) Stormwater Agreement of record in Book 9775, Page 308; (8) Charter of Huntington Ridge Townhouse Homeowners Association, Inc., of record in Book 4729, Page 682; (9) Articles of Amendment to the Charter of Huntington Ridge Townhouse Homeowners Association, Inc., of record in Book 4890, Page 84; (10)

Boundary Plat of record in Book 4460, Page 67; (11) By-Laws of Huntington Ridge Townhouse Homeowners Association, Inc., of record in Book 7423, Page 762; (12) Amended and Restated By-Laws Huntington Ridge Townhouse Homeowners Association of record in Instrument No. 200803240029069; (13) Amendment to the By-Laws of Huntington Ridge Townhouse Homeowners Association, Inc., of record in Instrument No. 201307240076332; (14) Common Area contained in Warranty Deed of record in Book 4742, Page 570, 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 511 Huntington Ridge Drive, 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), their heirs and/or 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/or 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 28th day of July, 2017.

Jacob England

Amy England

State of Tennessee
County of Williamson

Personally appeared before me Jacob England and Amy England, 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 28th day of July, 2017.

Notary Public Chris Jackson
My Commission Expires: 9/10/2018

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129