(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170813121

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of September, 2017.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 4949 DEEDWARR
09/26/2017 12:41:58 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20170926-0098483

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stone Oak Builders, LLC PO Box 1447 Brentwood, TN 37024	New Owner	Tax Parcel ID No. 118-14-0-159.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rizwan Hamid and spouse, Joy Darlene Cogan,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stone Oak Builders, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of 1st Addition to Brookhaven Estates of record in Plat Book 2133, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Evans Road at the corner of Lots 76 and 77; thence with the line between said lots Northerly 403.30 feet to the South line of a reserved strip; thence with the South line of the same Westerly 15 feet to a point; thence South 28 degrees 29' West 264.5 feet to a concrete monument; thence Southerly 199.9 feet to the North margin of Evans Road; thence with the margin of the same Easterly 145 feet to the point of beginning.

Being the same property conveyed to Rizwan Hamid and spouse, Joy Darlene Cogan by Warranty deed from Brent W. Neal and spouse, Katherine G. Neal of record in Instrument No. 20040318-0030786 Register's Office for Davidson County, Tennessee, dated March 10, 2004 and recorded on March 18, 2004. (Value of consideration shown in aforementioned deed $370,000.00.)

Being also known as 910 Evans Road Nashville, Tennessee 37204.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year 2017, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 2133, Page 49, and Book 1835, page 51, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 1786, Page 501, and Book 1969, page 609, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 910 Evans Road Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of September, 2017.

Rizwan Hamid

Joy Darlene Cogan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rizwan Hamid and Joy Darlene Cogan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018