G#30058-2 BOX #14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 8991 DEEDWARR
10/05/2017 01:38:45 PM 2 pgs
Fees: $13.00 Taxes: $166.50

20171005-0102498

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$45,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2017.

Notary Public

My commission expires: March 10, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rudy Lahoud **Stephanie Duke**	**"New Owners"**	**063040A08300CO**
1408 Station Four Lane		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Cleveland Hall, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Rudy Lahoud and Stephanie Duke, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 10 on the Final Plat of Cleveland Hall Subdivision, Phase Five, a Planned Unit Development, as of record in Instrument No. 20120809-0071180, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Cleveland Hall, LLC, a Tennessee limited liability company, by Successor Trustee's Special Warranty Deed dated December 4, 1997, from John M. Baird, Successor Trustee, of record in Book 10713, Page 250, and by Deed of Correction dated August 30, 1999, of record in Book 11642, Page 821, and by Deed of Correction dated October 21, 1999, of record in Book 11714, Page 126, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20120809-0071180, Register's Office for Davidson County, Tennessee;

2) Charter of Cleveland Hall Homeowners' Association, Inc., of record in Book 11725, Page 70, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions and Restrictions for Cleveland Hall, of record in Book 11725, Page 76, and By-Laws of Cleveland Hall Homeowners Association, Inc., appended thereto, and Declarations amended in Instrument No. 20051202-0144894, in Instrument No. 20071220-0146113, in Instrument No. 20081014-0103112, and further amended in Instrument No. 20120912-0082762, Register's Office for Davidson County, Tennessee;

4) Permanent Drainage Easement as set out in Book 5763, Page 287, said Register's Office;

5) Easement for ingress and egress and public utilities of record in Book 7844, Page 249, said Register's Office;

6) Easements for Public Utilities, Drainage and Detention of record in Book 7844, Page 262, Register's Office for Davidson County, Tennessee;

7) Easement for Drainage and Construction of record in Book 7844, Page 268, Register's Office for Davidson County, Tennessee;

8) Easement for Public Utilities and Drainage of record in Book 7844, Page 272, Register's Office for Davidson County, Tennessee;

9) Easement for water line to a water tank of record in Book 7994, Page 167, said Register's Office;

10) Deed of Highway Easement from The Nashville and Eastern Railroad Authority of record in Book 8068, Page 524, Register's Office for Davidson County, Tennessee;

11) Easement to BellSouth Telecommunications, Inc., of record in Book 11720, Page 325, said Register's Office;

12) Storm Water Detention Agreement of record in Instrument No. 20060906-0110130, said Register's Office;

13) Conveyance of Common Area to Cleveland Hall Homeowners Association, Inc., of record in Instrument No. 20130816-0086466, said Register's Office;

14) Sanitary Sewers and/or Storm Drainage Easement of record in Book 8006, Page 677, Register's Office for Davidson County, Tennessee; and,

15) Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein, and the subsequent years not yet due and payable.

This is unimproved property, known as: **1133 Cleveland Hall Boulevard, Old Hickory, TN 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 its hand by its duly authorized officer this **4th day of October, 2017.**

Cleveland Hall, LLC, a Tennessee limited liability company

By: _____
W. Allen Bryan, III, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **W. Allen Bryan, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Chief Manager** of **Cleveland Hall, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **W. Allen Bryan, III** as **Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **4th day of October, 2017.**

_____
Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY