WARRANTY DEED

Bill Garrett Davidson County
Batch# 30498 DEEDWARR
11/28/2017 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20171128-0121106

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF NOVEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9268

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Karzan M. Balak and Bizhan Akoi	US Bank NA	16413015100
5708 MURPHYWOOD CROSSING	7601 Penn Ave S. Ste A1	
Antioch, TN 37013	Richfield, MN 55423	

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

GENEVIEVE J. WADDELL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KARZAN M. BALAK AND BIZHAN AKOI, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5708 MURPHYWOOD CROSSING, Antioch, TN 37013

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 my hand on the 27th day of November, 2017.

Genevieve J. Waddell

Genevieve J. Waddell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, GENEVIEVE J. WADDELL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood Tennessee, this 27th day of November, 2017.

Notary Public

My Commission Expires

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit; Being Lot No. 141 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, Page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed by Warranty Deed from Debbi Howard, unmarried to Robert E. Waddell and wife, Genevive Waddell, as recorded on the 11th day of May, 2006 in Instrument No. 20060511-0055458; Warranty Deed from Genevieve J. Waddell to Genevieve J. Waddell, Trustee, or her successors in trust, under the Genevieve J. Waddell Revocable Trust, dated April 15, 2008, as recorded on the 1st day of May, 2008 in Instrument No. 20080501-0044226 and Quitclaim Deed from Genevieve J. Waddell, Trustee, or her successors in trust, under the Genevieve J. Waddell Revocable Trust, dated April 15, 2008 to Genevieve J. Waddell, unmarried, as recorded on the 11th day of February, 2011 in Instrument No. 20110211-0012181, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, ASHEFORD CROSSING, as recorded in Plat Book 9700, Page(s) 545, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions recorded in Book 9651, Page 900, Book 9980, Page 482, Book 10640, Page 941, Book 10353, Page 575, Book 10717, Page 97, Book 10301, Page 180 and Book 11455, Page 769 and Instrument Nos. 20001018-0103441 and 20010418-0038191 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Terms and provisions of by-Laws of Asheford Crossing Homeowners Association, Inc. recorded in Book 9651, Page 925.

6. Charter of Asheford Crossing Homeowners Association, Inc. recorded in Book 9651, Page 895.

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

