Bill Garrett Davidson County
Batch# 36427 DEEDWARR
12/12/2017 01:19:10 PM 2 pgs
Fees: $13.00 Taxes: $2,223.70
20171212-0126674

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $601,000.00.

Kayla Holder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 2017.

TW
Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-9783D

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Zaid A. Brifkani (NAME)	Legacy Home Loans, LLC (NAME)	128-12-0B-001.00 CO
581 Summit Oaks Court (STREET ADDRESS)	8119 Isabella Lane Suite 105 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **American Eagle Construction, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zaid A. Brifkani and Areeman Saed, 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. 1 on the plan of WOODBURY, PHASE 2, as shown by plat of record in Instrument No. 20140429-0035945, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to American Eagle Construction, LLC from Greater Middle Tennessee Development Partnership, by Deed dated September 22, 2016, as Instrument No. 20160926-0100870, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20140429-0035945 and Boundary Plat of record in Instrument No. 20050216-0017693 , Register's Office for Davidson County, Tennessee.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20130924-0100444, Instrument No. 20140602-0047279, and Instrument No. 20140620-0054093, and in any allied instrument(s) referred to in said restrictions.
3. Charter of Homeowner's Association of record in Instrument No. 20140530-0046691, Register's Office for Davidson County, Tennessee.
4. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
5. Easement as recorded in Book 5074, page 856, Register's Office for Davidson County, Tennessee.
6. Easement as recorded in Book 5074, page 945, Register's Office for Davidson County, Tennessee.
7. Easement as recorded in Book 8083, page 534, Register's Office for Davidson County, Tennessee.
8. Easement as recorded in Book 8083, page 541, Register's Office for Davidson County, Tennessee.
9. Easement as recorded in Book 8083, page 547, Register's Office for Davidson County, Tennessee.

10. Easement as recorded in Instrument No. 20120810-0071791, Register's Office for Davidson County, Tennessee.
11. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances as recorded in Instrument No. 20120706-0059466, Register's Office for Davidson County, Tennessee.
12. Stormwater Detention Agreement as recorded in Instrument No. 20050118-0005578, Register's Office for Davidson County, Tennessee.
13. Stormwater Detention Agreement as recorded in Instrument No. 20061023-0130904, Register's Office for Davidson County, Tennessee.
14. Declaration of Restrictions and Covenants for Stormwater Facilities & Systems as recorded in Instrument No. 20130830-0091922, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 581 Summit Oaks Court, Nashville, TN 37221.

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. Whenever 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/our hand(s) this 7th day of December, 2017.

AMERICAN EAGLE CONSTRUCTION, LLC

By: Ayman Sader
Ayman Sader, Authorized Representative

December 07, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ayman Sader, Authorized Representative for American Eagle Construction, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Authorized Representative of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of December, 2017.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066