WARRANTY DEED

Bill Garrett Davidson County
Batch# 39549 DEEDWARR
12/19/2017 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $425.13
20171219-0129337

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jane Dean	Jane Dean	162160A065.00
(NAME)	(NAME)	
20 Sycamore Court	20 Sycamore Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **Nodirjon Radjabov, a married person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jane Dean**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, Being all of Unit 20, Building 14, of Hickory Hollow Condominiums, formerly Mill Creek Club Condominiums, a Condominium, established by the Master Deed of record in Book 4887, Page 961, and amended in Book 5000, Page 607, Book 5101, Page 809, Instrument No. 20040805-0094013, amended and restated Master Deed in Book 10468, Page 653, amended in Instrument No. 20050810-0094534 and Instrument No. 20080619-0063138, and plan of record in Book 5050, Page 103, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Nodirjon Radjabov, a married person by Special Warranty Deed from Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WLL1, dated December 7, 2015 and recorded December 15, 2015 of record in Instrument No. 20151215-0126080, Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of Grantor.

Subject to: (1) All matters shown on the plat of record in Plat Book 5050, Page 103, in the Register's Office for Davidson County, Tennessee; (2) Rights of the Co-Owners of Hickory Hollow Condominiums, formerly Mill Creek Club Condominiums in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 4887, Page 961, inclusive, Davidson County Records, and as amended in Book 5000, Page 607, Book 5101, Page 809, and Instrument No. 20040805-0094013, amended and restated Master Deed in Book 10468, Page 653, and amended in Instrument No. 20050810-0094534, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute; (3)

Covenants, conditions, easements and restrictions recorded, as Book 4792, Page 725 and amended Book 6396, Page 504, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (4) Agreement recorded August 14, 1978 as Book 5324, Page 214, in the Register's Office for Davidson County, Tennessee; (5) Easement for Sewage and/or Storm Drainage recorded in Book 5373, Page 110 in the Register's Office of Davidson County, Tennessee; (6) Grant of Easement recorded in Instrument No. 20130626-0065775 in the Register's Office of Davidson County, Tennessee; (7) Amended and Restated ByLaws of Hickory Hollow Condominiums recorded in Book 10468, Page 691 and amendment recorded in Instrument No. 20080619-0063138, in the Register's Office for Davidson County, Tennessee' (8) Administrative Resolution of record in Instrument No. 20080619-0063139, in the Register's Office for Davidson County, Tennessee; (9) Charter of Mill Creek Club Condominium Owners' Association, Phase I of record in Book 5000, Page 610,; (10) Articles of Amendment recorded in Book 5689, Page 502; (11) Articles of Merger recorded in Book 9150, Page 797, in the Register's Office for Davidson County, Tennessee; and (12) Quitclaim Deed to Mill Creek Club Condominium Owners' Association, Phase I of record in Book 5234, Page 265, in the Register's Office of 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 20 Sycamore Court, Antioch, TN 37013

(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), 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), 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 this 14th day of December, 2017.

Nodirjon Radjabov

State of Tennessee
County of Wilson

Personally appeared before me Nodirjon Radjabov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of December, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-41133
SMG TN Warranty Deed

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

