WARRANTY DEED

Bill Garrett Davidson County
Batch# 43070 **DEEDWARR**
01/02/2018 09:26:14 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180102-0000091

R-CB-17-4816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/00/20

(AFFIX SEAL)

DANA DELVECCHIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shara Faraq	**Same as New Owner**	
(NAME)	(NAME)	
4816 Highlander Cove		**163-02-0A-017.00-CO**
(ADDRESS)	(ADDRESS)	
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 consideration, the receipt of which is hereby acknowledged, **RACHEL L. GAITHER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHARA FARAQ, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 180 on the Plan of Hickory Highland Place, Section 3, Phase 1 of record in Plat at Instrument No. 20031014-0151901, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel L. Gaither, unmarried by Warranty deed from Jerry Butler Builders, LLC of record in Instrument No. 20051011-0122571 Register's Office for Davidson County, Tennessee, dated September 26, 2005 and recorded on October 11, 2005 and re-recorded on December 27, 2005, of record in Instrument No. 20051227-0153334.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat at Instrument No. 20031014-0151901, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11306, page 572, and Instrument 20040109-0003658, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 20021114-0141245, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4816 Highlander Cove, Antioch, Tennessee 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 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 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/our hand(s) this the 28th DAY OF DECEMBER, 2017.

Rachel L. Gaither

Rachel L. Gaither

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of December, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212