Bill Garrett Davidson County
Batch# 54732 DEEDWARR
02/02/2018 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20180202-0011087

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF ~~WILLIAMSON~~ Sumner** The actual consideration or value, whichever is greater, for this transfer is $250,000.00 Affiant Subscribed and sworn to before me, this ~~31st~~ 2nd day of ~~January~~ February, 2018. Notary Public My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Harman Mizoury **Jani Mizoury**	**New Owner**	**Map\Parcel: 173-11-0-A-037.00CO**
2017 Stanford Village Drive		
Antioch, TN 37013		

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, WE,

Robert Munoz, Jr., an unmarried man

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

Harman Mizoury and Jani Mizoury, 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. 102 on the Plan of Section One, Stanford Village, of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Robert Munoz, Jr. by Warranty Deed from Benjamin Smallheer, unmarried, of record in Instrument No. 20060329-0035549, dated March 27, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20000203-0011283 amended in Instrument No. 20000228-0019107, Instrument No. 20000301-0020280, Instrument No. 20010319002631O, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204, Register's Office for DAVIDSON County, Tennessee.
Charter Homeowners Association of record in 20000217-0016310, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 9466, Page 794 and Book 11517, Page 992, Register's Office for DAVIDSON County, Tennessee.
Agreement for flood plains of record in Book 11493, Page 254, Register's Office for DAVIDSON County, Tennessee.
Right of Way to Davidson County of record in Book 2739, Page 637 and Book 2740, Page 181, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement for Sewer Lines of record in Book 11263, Page 503, Register's Office for DAVIDSON County, Tennessee.

Transmission Line Easement to Gulf Interstate Gas Co. of record in Book 2590, Page 545, Register's Office for DAVIDSON County, Tennessee.
Gulf Interstate Gas Transmission Line of record in Book 4218, Page 425 and Book 4229, Page 43, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20000217-0016311, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2017 Stanford Village Drive, 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 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 my/our hand(s) this 31st day of January, 2018.

Robert Munoz, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Robert Munoz, Jr., an unmarried man, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2018.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **180040JM**
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

