THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180214967** Bill Garrett Davidson County Batch# 70842 DEEDWARR 03/19/2018 02:08:32 PM 2 pgs Fees: $13.00 Taxes: $998.63 20180319-0025787	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $269,900.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2018. Notary Public My Commission Expires: 2-18-18

STEPHANIE A. GLENN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Shevan K. Agid, Jr and Iftikar Dawoud 6017 Cane Springs Road Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 174-11-0B-004.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John E. Smith and Virgie L. Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shevan K. Agid, Jr and Iftikar Dawoud, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat of Grove at Cane Ridge, Phase One (formerly known as Waterford Estates) of record in Plat at Instrument No. 20120301-0018228, 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 John E. Smith and Virgie L. Smith, husband and wife by Warranty Deed from Gary Whittaker, Successor Trustee for Randall Clemons, Trustee for benefit Wilson Bank & Trust and Citizens Bank of Lafayette of record in Instrument No. 20121210-0113346 Register's Office for Davidson County, Tennessee, dated October 24, 2012 and recorded on December 10, 2012. (Value of consideration shown in aforementioned deed $171,418.00.)

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20120301-0018228, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 2004102-0131848, Instrument No. 20100526-0040558, Instrument No. 20060112-0004819, Instrument No. 20101228-0102708, Instrument No. 20120524-0045182 and Instrument No. 20120604-0048269, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Assignment of Declarants Rights of record in Instrument No. 20120524-0045182, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 4428, Page 565, in the Register's Office for Davidson County, Tennessee.

Dedication of Easement of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20050413-0041341, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement of record in Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.

Charter of Homeowners Association of record in Instrument Number 20010816-0088852 and Instrument No. 20010815-0088360, in the Register's Office for Davidson County, Tennessee.

Common Area Conveyed to Homeowners Association of record in Instrument Number 20010815-0088361, Instrument No. 20160614-0059957, and Instrument No. 20110128-0007971, in the Register's Office for Davidson County, Tennessee.

Easement to United Telephone Co of record in Instrument Number 20020123-009340, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20050413-0041341, in the Register's Office for Davidson County, Tennessee.

Cane Ridge Farms Homeowners Association, Inc., Rule Regarding Working Capital Contribution of record in Instrument Number 20160601-0055259, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 6017 Cane Springs Road Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March, 2018.

John E. Smith

John E. Smith

Virgie L. Smith

Virgie L. Smith

STATE OF Texas)
COUNTY OF Hood)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John E. Smith and Virgie L. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2018.

TAMARA M MASSEY
NOTARY PUBLIC
STATE OF TEXAS
ID # 124917475
My Comm. Expires 05-06-2020

Tamara Massey

Notary Public

My Commission Expires