

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $348,900.00

Affiant

Subscribed and sworn to before me, this 29th day of March, 2018.

Notary Public

My commission expires:

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

Bill Garrett Davidson County
Batch# 75596 **DEEDWARR**
04/02/2018 03:28:56 PM 2 pgs
Fees: $13.00 Taxes: $1,290.93

20180402-0030636

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rawand Zahar Koyee **Dilgash Jamal Koyee**	SWBC Mortgage	**Map/Parcel 181-01-0-B-271.00CO**
7705 Sunbar Lane	9311 San Pedro #400	
Nashville, TN 37211	San Antonio, TX 78216	

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,

Anthony O'Neill and Ronda O'Neill, husband and wife

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

Rawand Zahar Koyee and Dilgash Jamal Koyee, 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. 109, Section One, Phase Three, 2nd Addition to Sugar Valley, as shown on plat of record in Instrument No. 20071214-0143931, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anthony O'Neill and Ronda O'Neill, husband and wife, by Warranty Deed, from Muhammad Shoaib Qureshi, an unmarried man, dated December 3, 2015, of record in Instrument No. 20151209-0123744, 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. 20071214-0143931, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11069, Page 14, amended in Instrument No. 20030708-0093637, Instrument No. 20050106-0002201, Instrument No. 20060322-0032693, Instrument No. 20071214-0143932, Instrument No. 20140430-0036256, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 11069, Page 24, Register's Office for DAVIDSON County, Tennessee.
Deed of common areas to HOA of record in Instrument No. 20130523-0052433, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 9487, Page 901, Book 9487, Page 914, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Plat Book 421, Page 146, Register's Office for DAVIDSON County, Tennessee.
Easement to Gulf Interstate Gas Co. of record in Book 2244, Page 11, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement of record in Instrument No. 20020731-0091596, Register's Office for DAVIDSON County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20040305-0025147, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 11069, Page 6, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues-if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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 7705 Sunbar Lane, Nashville, TN 37211.

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 29th day of March, 2018.

X _____
Anthony O'Neill

X _____
Ronda O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Anthony O'Neill and Ronda O'Neill, husband and wife, 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 29th day of March, 2018.

_____
Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **180127SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027