Bill Garrett Davidson County
Batch# 85986 DEEDWARR
04/27/2018 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20180427-0040049

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180415749** J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $318,000.00. Affiant Subscribed and sworn to before me, this 26th day of April, 2018. Notary Public My Commission Expires: NOV 0 8 2021

WARRANTY DEED

Address New Owner: Harman Agid and Chanar Ali 5528 Oak Chase Drive Cane Ridge TN 37013	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 173-04-0A-378.00-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, **Samuel T. Rieben, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harman Agid and Chanar Ali, husband and wife**, ("Grantees"), their 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. 345 on the Plan of Final Plat, Section Four, Oak Highlands, a Planned Unit Development of record in Plat at Instrument No. 20040128-0010661, 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 Samuel T. Rieben by Quitclaim deed from Helen L. Rieben of record in Instrument No. 20150507-0041584 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 07, 2015.

Yoshiko Yamamoto Rieben joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Samuel T. Rieben.

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 20040128-0010661, 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 Book 7350, Page 24 as re-recorded in Book 7367, page 587 and amended in Book 8765, Page 77, Book 8765, page 90, Book 10181, page 986, Book 10548, Page 501, Book 10548, Page 503, Instrument Number 20000428-0042354, Instrument Number 20020725-0089130 and Instrument Number 20020725-0089131, 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.
Charter for Oak Highlands HOA of record in Book 7337, Page 529, amended in Book 8765, Page 100, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7189, Page 379 and Instrument Number 20010503-0045314, in the Register's Office for Davidson County, Tennessee.

Ingress & Egress Easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 7748, Page (s) 408, 412, 448, 453 and Book 7893, page 334, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Instrument Number 20001002-0097138, Instrument Number 20001002-0097139, Instrument Number 20001205-0119205 and Instrument Number 20001205-0119206, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to HOA of record in Book 7437, Page 697, Instrument Number 20000502-0044049, Instrument Number 20000425-0041127, Instrument Number 20020619-0074183, Instrument Number 20040217-0017737 and Instrument Number 20130523-0052438 and Instrument No. 20180202-0010797, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee.

This is improved property located at 5528 Oak Chase Drive Cane Ridge 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 26th day of April, 2018.

Samuel T. Rieben

Yoshiko Yamamoto Rieben

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel T. Rieben and Yoshiko Yamamoto Rieben, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

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)

