Bill Garrett Davidson County
Batch# 90159 DEEDWARR
05/08/2018 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20180508-0044080

WARRANTY DEED	State of Tennessee County of Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2018 Notary Public MY COMMISSION EXPIRES: NOTARY PUBLIC Carrie Ann Porter My Commission Expires September 22, 2020 STATE OF TENNESSEE AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Leslie Churchwell	SAME AS NEW OWNER	058-09-0-A-140.00CO
(NAME)	(NAME)	
1092 Rambling Brook Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Abbas H. Imam and Eliham J. Imam- Harun, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Leslie Churchwell and Laquita Churchwell, 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. 132, on the Plan of Creekside Trails, Phase 5, of record in Instrument #20051103-0133061, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Abbas H. Imam and Eliham J. Imam-Harun, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated March 10, 2006, of record in Instrument No. 20060320-0031675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in 20051103-0133061; restrictions for Creekside Trails (also known as Eaton's Creek Park) of record in Instrument No. 20000915-0092002, Instrument No. 20011025-0117168, Instrument No. 20020828-0103983, Instrument No. 20041229-0153772 and Instrument No. 20061120-0143523; Articles of Incorporation/ Charter for Eaton's Creek Park Homeowners Association of record in Instrument No. 20011126-0128291; Easement for water mains and appurtenances of record in Book 6255, page 578; Easement for sanitary sewers and/ or storm drainage of record in Book 8326, page 230; Agreement for storm water detention of record in Instrument No. 20001011-0100954 and Instrument No. 20031010-0150887; Temporary construction easements as set forth in consent judgment and final decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345 as referenced in Instrument No. 20060320-0031675; Common areas and/ or elements as referenced in Instrument No. 20060320-0031675; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1092 Rambling Brook Rd., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 26th day of April, 2018.

Abbas H. Imam

Eliham J. Imam- Harun

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Abbas H. Imam and Eliham J. Imam- Harun, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 26th day of April, 2018.

Notary Public
My Commission Expires: _____

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

File No.: 27232

True Copy Certification

I, **Carrie Porter**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

