WARRANTY DEED

Bill Garrett Davidson County
Batch# 95018 DEEDWARR
05/21/2018 02:58:03 PM 2 pgs
Fees: $13.00 Taxes: $1,581.75

20180521-0048592

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $427,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF MAY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/06/20

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9364

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Shawkat Hirori and Warvin Hirori,	new owner	
5913 Hitching Post Lane		172-14-0A-003.00CO
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

JASWINDER P. SINGH AND BANJIT SINGH

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

SHAWKAT M. HIRORI AND WARVIN T. HIRORI, 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. 98 on the Plan of Section One, Wexford Downs, of record in Plat Book 9700, Page (s) 308 and 309, 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 by Warranty Deed from Justin W. Hoekstra, husband and Brooke M. Hoekstra, his wife to Jaswinder P. Singh and Ranjit Singh as tenants in common with right of survivorship, as recorded on the 5th day of September, 2017 in Instrument No. 20170905-0090882; Warranty Deed from John A. McPherson, unmarried to Justin W. Hoekstra, husband, and Brooke M. Hoekstra, his wife, as recorded on the 6th day of April, 2016 in Instrument No. 20160406-0032999 and Warranty Deed from Beazer Homes Corporation d/b/a, Phillips Builders to John A. McPherson, unmarried, as recorded on the 11th day of August, 1997 in Deed Book 10564, Page 32, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, WEXFORD DOWNS, as recorded in Plat Book 9700, Page(s) 308 and 309 and Boundary Plat recorded in Plat Book 9700, Page 221.

d. Covenants, Conditions and Restrictions as set forth in Covenants Conditions and Restrictions recorded in Book 10292, Page 51 and Book 10792, Page 822.

e. Charter of Wexford Downs Homeowner's Association, Inc. recorded in Book 10500, Page 444.

f. Easement for Bellsouth Telecommunications, recorded in Book 10529, Page 560 and Instrument No. 20020807-0095117.

g. Easement for Nashville Gas Company, recorded in Book 10359, Page 615.

h. Stormwater Detention Agreement as set forth in instrument recorded in Book 10357, Page 925.

i. Deeds of Conveyance recorded in Book 11201, Page 766; Book 11444, Page 149 and Book 11444, Page 177.

j. Conveyance of Common Area recorded in Book 10937, Page 789.

This is improved property known as 5913 Hitching Post 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 in 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 hand on the 17th day of May, 2018.

Jaswinder P. Singh

Banjit Singh

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JASWINDER P. SINGH AND BANJIT SINGH, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of May, 2018.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-18-5713