RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-20-2019

(AFFIX SEAL)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-RA-18-7309

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Todd Babington and Katie Babington	New owner	
(NAME) **7309 Sugarloaf Drive**	Bill Garrett Davidson County Batch# 97624 **DEEDWARR** 05/29/2018 11:56:36 AM 2 pgs Fees: $13.00 Taxes: $1,091.50 20180529-0050893	**181-01-0B-173.00-CO**
(ADDRESS) **Nashville, TN 37211-0204**		
(CITY) (STATE) (ZIP)	(CITY)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NECHIRVAN A. SADIGH AND RONDK ABDULLATIF, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TODD BABINGTON AND KATHERINE BABINGTON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 129 on the Plan of Section Three, Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20050629-0074915, 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 Nechirvan A. Sadigh and Rondk Abdullatif, husband and wife by Warranty Deed from Larry Patrick Ward, Jr. and wife, Margaret Rose Ward of record in Instrument No. 20161208-0128755 Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 08, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20050629-0074915, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 9700, Page 374, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11069, Page 14, made applicable to Section Three in Instrument 20050629-0074848, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11069,page 24, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 11069, page 6, Register's Office for Davidson County, Tennessee.
- Agreement for Easement for Sanitary Sewers and/or Storm Drainage in Instrument No. 20010918-0100850 and Instrument No. 20040426-0046856, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20020722-0087469, Register's Office for Davidson County, Tennessee.
- All matters shown on the plan of record in Book 421, page 146, Register's Office for Davidson County, Tennessee.
- Agreement by and between Columbia Gulf Transmission Co. and Yadzian Construction in Instrument No. 20070725-0088276, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space of record in Instrument Number 20130523-0052430, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7309 Sugarloaf Drive, Nashville, Tennessee 37211-0204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th DAY OF MAY, 2018.

Nechirvan A. Sadigh by Laura Mitchell, Attorney - in - fact
Nechirvan A. Sadigh by Laura Mitchell,
Attorney in Fact

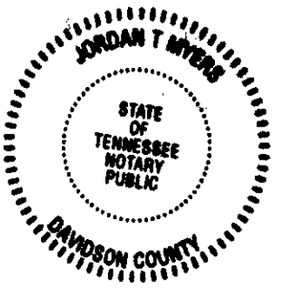
Rondk Abdullatif by Laura Mitchell, Attorney - in - fact
Rondk Abdullatif by Laura Mitchell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NECHIRVAN A. SADIGH AND RONDK ABDULLATIF, and who acknowledged he/she/they executed the same as the free act and deed of the said NECHIRVAN A. SADIGH AND RONDK ABDULLATIF.

Witness my hand and official seal, this the 24th of May, 2018.

Jordan N. Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)



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Nashville, TN 37212