WARRANTY DEED

Bill Garrett Davidson County
Batch# 102375 **DEEDWARR**
06/08/2018 10:45:31 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180608-0055188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 07-05-2021
(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Muhamed Brifkani and Sara Haji	new owner	128 12 0C 044.00
(NAME)	(NAME)	
1133 Woodbury Falls Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Billy McIntosh and Jennifer L. McIntosh, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Muhamed Brifkani and Sara Haji, 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 Unit No. 1133 on the Plan of Woodbury Townhomes, Phase I, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase 1, of record in Instrument 200603100028278, as amended in Instrument 200802010010772, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development, of record in Instrument No. 200502160017693, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Jennifer L. McIntosh and Billy McIntosh, wife and husband by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company dated August 9, 2013 and recorded August 13, 2013 as Instrument No. 20130813-0084949, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-183620SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES 18-1133

unimproved ☐
This is improved ☒ property, known as 1133 Woodbury Falls Court, Nashville, TN 37221

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, has 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 5th day of June, 2018.

Billy McIntosh

Jennifer L. McIntosh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Billy McIntosh and Jennifer L. McIntosh, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of June, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-183620SSO