STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $627,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-2148D

Bill Garrett Davidson County
Batch# 112772 DEEDWARR
07/05/2018 12:23:27 PM 2 pgs
Fees: $13.00 Taxes: $2,319.90
20180705-0065110

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sabina Z. Mohyuddin, a single woman (NAME)	New Owner (NAME)	131-06-0C-060.00-CO
81 Ravenwood Hills Circle (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Greg B. Bergquist and Constance M. Bergquist, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sabina Z. Mohyuddin, a single woman,** 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. 99 on the Revised Plan of BURTON HILLS VILLAGE OF RAVENWOOD, TRACT 20, as shown by plat of record in Plat Book 6900, Page 363, as amended in Book 7436, page 789,in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Grantor further conveys to Grantee all rights, title and interest in an Easement for driveway purposes of record in Book 11407, page 498,, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Greg B. Bergquist and Constance M. Bergquist, husband and wife from Wendy McMurray Hudson and husband, John Hudson, by Warranty Deed dated January 12, 2017, as Instrument No. 20170119-0006036, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 363, amended in Plat Book 7436, page 789, Register's Office for Davidson County, Tennessee.
3. Restrictions as recorded in Book 6326, page 588; Book 6517, page 522; Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691; Book 7146, page 188; Book 9882, page 733; Book 7071, page 460; Book 7146, page 183; Book 7147, page 421and Book 10386, page 864,, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 7189, page 67, Register's Office for Davidson County, Tennessee.
5. Easement for amenities as recorded in Book 7436, page 789, Register's Office for Davidson County, Tennessee.
6. Easement (driveway encroaches on Common Area) as recorded in Book 11407, page 498, Register's Office for Davidson County, Tennessee.
7. Agreement for Open Space as recorded in Book 6470, page 383; Book 6655, page 47; Book 7147, page 411 and Book 7147, page 416, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 81 Ravenwood Hills Circle, Nashville, TN 37215.

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. Whenever 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 2nd day of July, 2018.

Greg B. Bergquist — July 02, 2018 Date

Constance M. Bergquist — July 02, 2018 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Greg B. Bergquist and Constance M. Bergquist, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of July, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066