Bill Garrett Davidson County
Batch# 120248 DEEDWARR
07/24/2018 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20180724-0072154

WARRANTY DEED

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $325,000

Affiant

Subscribed and sworn to before me this 23rd day of July, 2018.

Notary Public
My Commission expires: 4/16/21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kathryn E.Mallari Ian J. Mallari	SAME	148-05-0A-001.00CO
329-A Dade Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nashville Homes, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kathryn E. Mallari and Ian J. Mallari**, wife and husband, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A of The Plan of 331A-331B Dade Drive Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "F" of 331A-331B Dade Drive Townhomes, of record as Instrument Number 20170307-0022364, as amended in Instrument Number 20171018-0106521, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20170307-0022364, as amended in Instrument Number 20171018-0106521,, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nashville Homes, LLC, a Tennessee Limited Liability Company from Khurshid Ismoilov by Warranty Deed on September 15, 2017, of record in Instrument Number 20171003-0101117, Register's Office for Davidson County, Tennessee. Deed of Correction Warranty Deed, of record in Instrument Number 20180319-0025723, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 148-05-0A-001.00CO, which are not due until 10/1/2018.
- Subject to all matters on Plan as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170309-0023597, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170307-0022364, as amended in Instrument No. 20171018-0106521, Register's Office for Davidson County, Tennessee.
- Charter of 331A-331B Dade Drive Townhomes Owner's Association, Inc., of record in Instrument No. 20160830-0091009, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6421, page 994, Register's Office for said County. Subject to all matters on Plan of record in Plat Book 2900, page 17, Register's Office for Davidson County, Tennessee.

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **329 Dade Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 25th, 2018.

Nashville Homes, LLC, a Tennessee limited liability company

By Hozan Barwari, Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Hozan Barwari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized member (or other officer authorized to execute the instrument) NASHVILLE HOMES, **LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that as such authorized member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company, as authorized member.

WITNESS my hand and seal at office the day and year above written.

Notary Public

Expires 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Danielle Marie Crane**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Marie Crane
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Shelly Lufkin**, a notary public for this county and state, **Danielle Marie Crane**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly Lufkin
Notary's Signature

My Commission Expires: 5/19/20

Notary Seal:

