STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 124848 DEEDWARR
08/06/2018 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20180806-0076977

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2018.

Notary Public
MY COMMISSION EXPIRES: 4-28-19
File No. G18-2516

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeffrey Harper	Peoples Home Equity	173-4-A-159.00-CO
(NAME)	(NAME)	
212 Payson Ct,	9351 E. Walker Springs Rd, #206	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(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, **Yasmin Dohuky and Evar Dohuky, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Harper, a single man**, 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 159, Plan of Oak Highlands, Phase 1, a Planned Unit Development, as shown on plat of record in Plat Book 6900, pages 432, 433, 434 and 435, in the Register's Office for Davidson County, Tennesssee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Yasmin Dohuky, married, by Deed dated August 31, 2012 from Elizabeth Choi and Choongwan Choi, wife and husband, recorded September 13, 2012, in Instrument Number 20120913-0083074, in the Official Records of 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. Restrictions as recorded in Book 7350, page 24; Book 7367, page 587; Book 8765, page 77, Book 8765, page 90; Instrument No. 20000428-0042354; 20020725-0089130 and 20020725-0089131, Register's Office for Davidson County, Tennessee.

3. 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, pages 432-435 and PUD Plat in Book 6900, page 431, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 8765, page 100 and Book 7337, page 529, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Book 7473, page 697, Register's Office for Davidson

4. Charter of Homeowner's Association of record in Book 8765, page 100 and Book 7337, page 529, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Book 7473, page 697, Register's Office for Davidson County, Tennessee.

6. Dedication of temporary easement for construction of sanitary sewers and drainage as recorded in Instrument No. 20001002-0097139 Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement as recorded in Book 7189, page 379, 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 4945 Alexis Drive, Antioch, TN 37013.

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 1st day of August, 2018.

Yasmin Dohuky

Evar Ahmad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2018, before me personally appeared Yasmin Dohuky and Evar Ahmad, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person') free act and deed.

Witness my hand, at office, this 1st day of August, 2018.

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

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

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY