Bill Garrett Davidson County
Batch# 130879 DEEDWARR
08/20/2018 10:48:30 AM 2 pgs
Fees: $13.00 Taxes: $954.23
20180820-0082211

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $257,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF AUGUST, 2018

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9578

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Elmar Kuli-Zade and Gulam R. Kuli-Zade	NEW OWNER	
805 Hobbit Lane		173 09 0A 296.00 CO
Nashville, TN 37211		

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 HEREBY ACKNOWLEDGE, WE,

GRANT HARRISON AND PENNY HARRISON, HUSBAND AND WIFE Lyk/a/k/a Penelope Harrison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELMAR KULI-ZADE, A SINGLE MAN AND GULAM R. KULI-ZADE, A MARRIED 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:

The following real estate, together with all improvements located thereon, lying in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 275 on the plan of Lenox Village, Phase Four, a Planned Unit Development, as of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed by Quit Claim Deed from Grant Harrison, a married person and Bruce Pierce, a married person to Grant Harrison, a married person, as recorded on the 28th day of January, 2015 in Instrument No. 20150128-0008222; Quitclaim Deed from Penelope Harrison to Grant Harrison, married and Bruce Pierce, married, as recorded on the 30th day of May, 2007 in Instrument No. 20070530-0064254 and Warranty Deed from Signature Properties, LLC, a Tennessee limited liability company to Grant Harrison and wife, Penelope Harrison and Bruce Pierce, as recorded on the 6th day of April, 2005 in Instrument No. 20050406-0037757, in the Registers Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LENOX VILLAGE, PHASE FOUR, as recorded in Instrument No. 20040806-0094784
4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020315-0032825; 20031226-0158459; 20060321-0032382; 20020315-0032826; 20021226-0158458; 20031212-0178492; 20040526-0062220; 20050113-0005133 and 20080326-0030449.
5. Charter of Lenox Village Neighborhood Association, Inc. recorded at Instrument No. 20020412-0045831.
6. Easement for Sewer and Storm Drainage, recorded in Book 7985, Page 449; Instrument Nos. 20010918-0100849; 20010918-0100850; 20010918-0100851; 20010918-0100852; 20011129-0130322 and 20030923-0140666.
7. Easement for Stormwater Detention, recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.
8. Easement for Comcast, recorded in Instrument No. 20130916-0097049.
9. Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.
10. Drainage and Maintenance Agreements as set forth in instrument recorded in Instrument Nos. 20150817-0082475 and 20150817-0082476.

This is improved property known as 805 Hobbit Lane, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 15th day of August, 2018.

Grant Harrison

Penny Harrison

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, GRANT HARRISON AND PENNY HARRISON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of August, 2018.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3/15/2020

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/17
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY