Bill Garrett Davidson County
Batch# 135584 DEEDWARR
08/31/2018 11:51:43 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20180831-0086645

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2681

Return to:
Regal Title, LLC
316 W. Main St
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $249,900.00

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2018

Notary Public
My Commission Expires: 1/21/2018

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yoari Cardenas 4409A Providence Heights Nashville, TN 37211	iServe Residential Lending Co. 1125 Ocean Ave Lakewood, NJ 08701	147-07-G-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **American Dream Developers, Inc., a Tennessee Corporation,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Yoari Cardenas, single man,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 4409 Providence Heights Townhomes, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 4409 Providence Heights Townhomes, a Horizontal Property Regime With Private Elements of record in Instrument Number 20160819-0086779, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to American Dream Developers, Inc. by Warranty Deed from Amron Ari and wife, Haifa Barwari of record in Instrument No. 20160607-0057462, Register's Office for Davidson County, Tennessee, recorded on June 7, 2016, as corrected by Instrument of Correction Warranty Deed of record in Instrument No. 201609090-0094970.

This is ☒ improved or ☐ unimproved property located at: **4409A Providence Heights, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2018.

American Dream Developers, Inc., a Tennessee Corporation

By: _____ Aug 29th, 2018
Yasin Kokoye, CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yasin Kokoye, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the CEO of American Dream Developers, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of August, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

_____
Notary Public
My Commission expires: 9-20-21