Karen Y Johnson Davidson County
Batch# 138534 DEEDWARR
09/10/2018 04:08:30 PM 2 pgs
Fees: $13.00 Taxes: $880.60
20180910-0089717

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2018.

Jennifer Chandler Cole
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

O-PR-18-518

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Rimoun Ayad** | Quicken Loans Inc | |
| (NAME) | (NAME) | **161-11-A-141.00CO** |
| **518 Huntington Ridge Drive** | 1050 Woodward Ave | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | Detriot, MI 48226 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STACEE J. IRWIN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RIMOUN AYAD,*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

* and Nardin Boules, husband and wife

Land in Davidson County, Tennessee, being Unit No. 141 on the Plan of Huntington Ridge Townhome Condominiums, Revision One, of record in Book 4675, Page 9, Revised in Book 9700, Page 846, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stacee J. Irwin by Warranty Deed from Sandra K. Brim, recorded July 21, 2015 in Instrument No. 20150721-0071465, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plans of record in Plat Book 4675, Page 9 and Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4729, Page 687, Book 4889, Page 905, Book 5394, Page 243, Book 7423, Page 762 and Instrument No. 20110331-0024865, Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 7423, Page 762, as amended and restated in Instrument No. 20080324-0029069 and further amended in Instrument No. 20130724-0076332, Register's Office for Davidson County, Tennessee;
- Charter for Homeowner's Association of record in Book 4729, Page 682 and Book 4890, Page 84, in the Register's Office for Davidson County, Tennessee;
- Conveyance of common area to HOA of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee;
- Stormwater Detention Agreement(s) of record in Book 9732, Page 551, Book 9775, Page 308 and Book 11345, Page 59, in the Register's Office for Davidson County, Tennessee;
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140902-0079897, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **518 Huntington Ridge Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 20th DAY OF AUGUST, 2018.

Stacee J. Irwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACEE J. IRWIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of August, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020