WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$210,000.00.**

Anne Marie Angel
Affiant

Subscribed and sworn to before me this 18th day of September, 2018

Notary Public
My Commission expires: 7-26-21
(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:
Benjamin C. Cunningham	Draper & Kramer Mortgage Corp.	163160A00900CO
5817 Monroe Crossing	1431 Opus Place, Ste 200	
Antioch, TN 37013	Downers Grove, IL 60515	

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, **Fahim Eryan**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Benjamin C. Cunningham, a single man**, 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 Number 109 shown on the Plan of Phase One, Provincetown, a Horizontal Property Regime, Exhibit "A-1" to and established by the Declaration of record in Instrument Number 20031119-0168785, as Supplemented in Instrument Number 20050609-0066104, Instrument Number 20060825-0105504, Instrument Number 20080812-0082993, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in Declaration, reference to which is hereby made for a more complete and detained description of the Unit and Townhomes, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being part of the same property conveyed to Fahim Eryan from J2K Builders, LLC, by Warranty Deed on March 3, 2016, of record in Instrument Number 20160309-0022368, 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 and subsequent years, plus any penalties and interest which may accrue.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Declaration of record in Instrument Number 20031119-0168785, as Supplemented in Instrument Number 20050609-0066104, Instrument Number 20060825-0105504, Instrument Number 20080812-0082993, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5817 Monroe Crossing, Antioch, TN 37013**

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.

Karen Y Johnson Davidson County
Batch# 144443 DEEDWARR
09/24/2018 12:22:30 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20180924-0094401

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 September 18, 2018.

Fahim Eryan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Fahim Eryan** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 18, 2018

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
My Commission Expires May 6, 2017