Karen Y Johnson Davidson County
Batch# 154883 DEEDWARR
10/29/2018 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20181029-0107045

Name and Address of New Owner:
Neven Dawd
1107 Ransom Way
Nashville, TN 37217

Send Tax Statements To:

BBMC Mortgage A Division of
Bridgeview Bank Group
100 W. 22nd Street, #101
Lombard, IL 60148

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18091203

Map and Parcel: 135 10 0E 004.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Josh E. Franklin, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Neven Dawd***, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*a married man

Land in Davidson County, Tennessee, and being all of Unit No. 4, Ransom Park Villas, according to Master Deed of Ransom Park Villas, recorded in Instrument Number 20130711-0072001 and amended in Instrument Number 20130719-0074970 and further amended in Instrument Number 20140703-0058673, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to Josh E. Franklin, unmarried, by Warranty Deed filed for record on October 30, 2014 in Instrument Number 20141030-0100310, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Ransom Park Villas of record in Instrument Number 20130711-0072001 and as amended in Instrument Number 20130719-0074970, Instrument Number 20140703-0058673, Instrument Number 20150619-0058800 and Instrument Number 20160811-0083641; Master Deed and By-Laws for Villas at Ransom Park (prior plat) of record in Instrument Number 20051025-0128829 and as amended in Instrument Number 20061002-0121910; Amended and Restated DCCR for Villas at Ransom Park of record in Instrument Number 20080314-0026053, Instrument Number 20080502-0044959, Instrument Number 20090821-0078945 and Instrument Number 20121231-0120606; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20001213-0122751; HOA Charter of Ransom Park HOA of record in Instrument Number 20000714-0069732 and Instrument Number 20081210-0119250; HOA Charter of Villas at Ransom Park HOA of record in Instrument Number 20051025-0128823; Utiltiy Easement to City of Nashville of record in Book 2649, page 593; Easement to American Telephone and Telegraph Company of record in Book 1237, page 111; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1107 Ransom Way, Nashville, TN 37217

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 23rd day of October, 2018.

Josh E. Franklin

State of Tennessee

County of Davidson

Personally appeared before me, Josh E. Franklin with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd of October, 2018.

ANGELA HOWARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 5/22/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00.

Nicolette Cole
Affiant Signature

Subscribed and sworn to before me, this 23rd day of October, 2018.

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

Notary Public
My Commission Expires: _____

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:_____

