Karen Y Johnson Davidson County
Batch# 180548 DEEDWARR
01/04/2019 09:59:30 AM 4 pgs
Fees: $23.00 Taxes: $425.50
20190104-0001029

RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-4017

WARRANTY DEED

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-18-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nawzad Z. Babiry	Nawzad Z. Babiry	162-16-0A-086.00
(NAME)	(NAME)	
3837 Sam Boney Drive	26 Sycamore Ct., 18-26	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Antioch, TN 37013	
(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 considerations, the receipt of which is hereby acknowledged, we, **David Brainard, unmarried and Taryn Lamont, formerly known as Taryn Brainard, a married woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nawzad Z. Babiry, a single man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING a part of the plan of Mill Creek Club, Phase 1, Section 1, as of record in Book 5050, Page 103, Register's Office for Davidson County, Tennessee, the part hereby conveyed being Unit No. 26, Building No. 18, known as 26 Sycamore Court, as shown and described by said plan, together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a horizontal property regime of Mill Creek Club, Phase I, Section I, including the By-Laws thereunto attached recorded in Book 4887, Page 961, now known as Hickory Hollow Condominiums pursuant to articles of merger of record in Book 9150, Page 797, Register's Office for said County, including without limitations such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Taryn Brainard f/k/a Taryn Kranhold and spouse David Brainard by Warranty Deed from Carl O. LeBleu, dated April 21, 2000 and filed in Instrument Number 20000425-0041080, said Register's Office.

Further being the same property conveyed to David Brainard and Taryn Brainard, husband and wife by Quit Claim Deed dated 03/11/2004 from Taryn Brainard f/k/a Taryn Kranhold and spouse David Brainard of record in Instrument 200404050038066, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) All matters as set forth per Plat at Book 5050, Page 103, said Register's Office (2) Declaration of Covenants, Conditions and Restrictions of record in Book 4792, Page 725, as amended of record in Book 6396, Page 504, said Register's Office (3) Master Deed of record in Book 4887, Page 961, said Register's Office (4) Said Masterdeed was amended of record in Book 5000, Page 607, said Register's Office (5) Said Masterdeed was amended of record in Book 5101, Page 809, said Register's Office (6) Said Masterdeed was amended of record in Book 10468, Page 653, said Register's Office (7) Charter of record in Book 5000, Page 610, said Register's Office (8) Quitclaim Deed to the Homeowner's Association of record in Book 5234, Page 265,

said Register's Office (9) Agreement of record in Book 5324, Page 214, said Register's Office (10) Charter of record in Book 5689, Page 502, said Register's Office and (11) Articles of Merger of record in Book 9150, Page 797, 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.

unimproved ☐

This is improved ☑ property, known as 26 Sycamore Ct., 18-26, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hands this 17th day of December, 2018.

David Brainard

Taryn Lamont

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Brainard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of December, 2018.

Notary Public
My Commission Expires: 11-20-2021

MEGAN M TRUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Taryn Lamont, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of December, 2018.

Notary Public
My Commission Expires:

RETURN TO:

File No.: 01451-4017
SMG TN Warranty Deed

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.

unimproved ☐

This is improved ☑ property, known as 26 Sycamore Ct., 18-26, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hands this _____ day of _____, _____.

David Brainard

Taryn Lamont

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Brainard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of December, 2018.

Notary Public
My Commission Expires:

State of South Dakota
County of Brown

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Taryn Lamont, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of December, 2018.

Notary Public
My Commission Expires: 08/03/2024

ELIZABETH A. STOKS
SEAL NOTARY PUBLIC SOUTH DAKOTA SEAL

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

True Copy Certification

I, Megan M. Trussell, 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.

Megan M. Trussell

State of Tennessee
County of Rutherford

Personally appeared before me, Jessica Allen, a notary public for this county and state, Megan M. Trussell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jessica Allen

My Commission Expires: 04/18/2021