Karen Johnson Davidson County
Batch# 197273 DEEDWARR
02/20/2019 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,228.40
20190220-0015507

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Debbie A. Treadway
Affiant

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2019.

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9-4-19
(AFFIX SEAL)

R-VRES-19-1028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shahidullah and Farzana Chowdhury	same as owner	
(NAME)	(NAME)	
1028 Nunnery Lane		**141-05-0A-016.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **BERNIE W. REES AND KRISTINE REES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAHIDULLAH CHOWDHURY AND FARZANA CHOWDHURY, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Final Plat of Avondale Park, Phase 1, Section 1A, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20080226-0018937, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bernie W. Rees and Kristine Rees, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20120514-0041259 Register's Office for Davidson County, Tennessee, dated May 10, 2012 and recorded on May 14, 2012.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record as Instrument Number 20080226-0018937, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452 amended in Instrument No. Instrument No. 20090331-0028791, Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20081203-0117350, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020821-0100879, Register's Office for Davidson County, Tennessee
- Access Easement of record in Instrument Number 20041207-0145662, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Instrument Number 20060110-0003857, in the Register's Office for Davidson County, Tennessee.
- Deed to USA of record in Book 4118, Page 694 and Book 4228, Page 635, in the Register's Office for Davidson County, Tennessee.
- Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District of record in Instrument Number 20040204-0013640 and Instrument No. 20040204-0013641 and Instrument No. 20080818-0084836, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060512-0055867, in the Register's Office for Davidson County, Tennessee.
- Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071002-0117293, in the Register's Office for Davidson County, Tennessee.
- Easement for right of way of an electric power line granted Tennessee Electric Power Co. of record in Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.

- Water Line Easement of record in Book 5738, Page 819, of which was abandoned in Instrument No. 20080826-0087638, in the Register's Office for Davidson County, Tennessee.
- Abstract of Suit of record as Instrument No. 20021017-0127902, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1028 Nunnery Lane, Nashville, Tennessee 37221**.

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 11th DAY OF FEBRUARY, 2019.

Bernie W. Rees by Kristine Rees as attorney in fact

Bernie W. Rees by Kristine Rees as Attorney in Fact

Kristine Rees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTINE REES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BERNIE W. REES, and who acknowledged he/she/they executed the same as the free act and deed of the said BERNIE W. REES.

Witness my hand and official seal, this the 11th of February, 2019.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTINE REES, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of February, 2019.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County