# WARRANTY DEED

Karen Johnson Davidson County
Batch# 238860 DEEDWARR
06/05/2019 09:19:36 AM 2 pgs
Fees: $13.00 Taxes: $1,180.30

20190605-0053578

W-ROA-19-6997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

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

**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) |
|---|---|---|
| **Ariyan Zebari**<br>**Renjbar Zebari** | **SWBC Mortgage** | |
| (NAME)<br>**6997 Calderwood Drive** | (NAME)<br>**9311 San Pedro Ave., Ste. 100** | **181-03-0A-109.00-CO** |
| (ADDRESS)<br>**Cane Ridge, TN 37013** | (ADDRESS)<br>**San Antonio, TX 78216** | |
| (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, **MATTHEW AXFORD AND NATALIE AXFORD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARIYAN ZEBARI AND REDUR GULY, WIFE AND HUBAND AND RENJBAR ZEBARI, MARRIED, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** 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. 109 on the Plan of Subdivision Plat, Section Five, Indian Creek Estates, a Planned Unit Development of record in Plat at Instrument No. 20030424-0055115, 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 Matthew Axford, unmarried and Natalie Palmer, unmarried, as joint tenants with right of survivorship by Warranty deed from Shadi Ibrahim and wife, Diana Ahmad of record in Instrument No. 20120713-0061663 Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 13, 2012.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20030424-0055115, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 9700, Page 391, 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 10752, Page 553, Instrument No. 20060523-0060562; Instrument No. 20000727-0074152, Instrument No. 20000727-0074153, Instrument No. 20030509-0062505, Instrument No. 20070606-0067790, Instrument No. 20070606-0067791, Instrument No. 20140403-0027632 and Instrument No. 20160809-0082902, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11033, Page 509, as amended in Instrument No. 20000727-0074153, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
- Cemetery Easement of record in Book 5059, Page 374, and Book 6549, Page 403, in the Register's Office for Davidson County, Tennessee. That part of the premises in question that constitutes a cemetery or burial ground together with any right-of-way or easement to reach the same, are specifically excepted from this policy.
- Storm Water Detention Agreement of record in Book 10729, Page 380, in the 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: **6997 Calderwood Drive, Cane Ridge, Tennessee 37013**.

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 23rd DAY OF MAY, 2019.

Matthew Axford

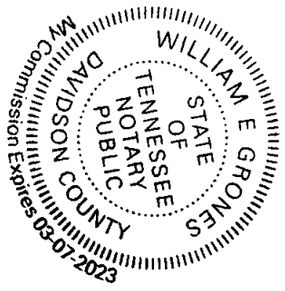
Natalie Axford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW AXFORD, 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 23rd of May, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALIE AXFORD, 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 23rd of May, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)




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