WARRANTY DEED

Karen Johnson Davidson County
Batch# 240032 **DEEDWARR**
06/06/2019 01:51:15 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20190606-0054305

Y-BR-19-1305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: May 02, 2022

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
Loren Mahyne Ashayeri	**New Owner**	
(NAME)	(NAME)	**173-04-0A-401.00-CO**
1305 Napa Pt East		
(ADDRESS)	(ADDRESS)	
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 consideration, the receipt of which is hereby acknowledged, **COLE WHITTEN AND STEPHANIE WHITTEN FKA STEPHANIE JOHNSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOREN MAHYNE ASHAYERI, A SINGLE WOMAN,** 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. 353 on the Plan of Final Plat, Section Five, Oak Highlands, "A Planned Unit Development" of record in Plat at Instrument No. 20050124-0008664, 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 Cole Whitten and Stephanie Johnson, both unmarried, as tenants in common with rights of survivorship by Warranty deed from Nina L. Moore, a single woman of record in Instrument No. 20160607-0057520 Register's Office for Davidson County, Tennessee, dated April 12, 2016 and recorded on June 07, 2016.

This conveyance is subject to:
- Taxes for the year 2019 subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20050124-0008664, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7350, Page 24, amended in Book 7367, page 587, Book 8765, page 77, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-008913, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7367, Page 615 and Book 8765, Page 90, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 7337, Page 529 as amended in Book 8765, page 10 and Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Deed Open Space Conveyance to HOA of record in Instrument Number 20130523-052438, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 7189, Page 379 and Instrument No. 20010503-0045314, in the Register's Office for Davidson County, Tennessee.
- Ingress & Egress easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7748, Page (s) 408, 412, 448, 453 and Book 7893, page 334, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 20001002-0097138, Instrument No. 20001002-0097139, Instrument No. 20001205-0119205 and Instrument No. 20001205-0119206, 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: **1305 Napa Pt East, Antioch, 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 4th DAY OF JUNE, 2019.

Cole Whitten

Stephanie Whitten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLE WHITTEN, 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 4th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE WHITTEN, 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 4th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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