Karen Johnson Davidson County
Batch# 241276 DEEDWARR
06/11/2019 09:14:48 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190611-0055815

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2019-389

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($325,000.00) cash in hand paid, the receipt of which is hereby acknowledged, SHELLEY WHITE, AND RAMSEY HAMED, HUSBAND AND WIFE,("the Grantors"), have this day bargained and sold, and by these presents do transfer and convey unto SAMUEL TAYLOR DUEKER AND TESSA BRUGH DUEKER, HUSBAND AND WIFE, their successors, heirs and assigns, ("the Grantees"), a certain tract or parcel of land as follows:

Property 1: Land in Davidson County, Tennessee, being Unit No. 12, on the plan of Cedar Place Community, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140918-0085685, as amended in Instrument 20141008-0093372, as corrected in Instrument 20141112-0104513, as amended in Instrument 20150319—0023886, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Shelley White and Ramsey Hamed, husband and wife, by Warranty Deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company, dated November 15, 2017 of record in Instrument Number 20171117-0118354, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Restrictions and Covenants for Stormwater Facilities and Systems in Instrument Number 20131029-0112332, in Register's Office of Davidson County, Tennessee.

2. Declarations of Covenants, Conditions, & Restrictions in #20140918-0085685, amended in #20141008-0093372, corrected in #20141112-0104513, 2nd amended in #20141027-0098636 & 3rd amended in #20150319-0023886.

3. Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, and Appurtenances in #20131029-0112366.

4. Dedication of Public Utilities Easement in #20051214-0150259.

5. Dedication of Public Utilities Easement in #20040304-0024491.

6. Dedication of Public Utilities Easement in Book 8626, Page 823.

7. Dedication of Public Utilities Easement for Sanitary Sewers in Book 5222, Page 772.

8. Dedication of Easement and/or Public Street Right of Way in #20141119-0106676.

9. Right of Way Easement Deed in Book 2105, Page 438.

10. Dedication of Public Utilities Easement in #20040304-0024492 & #20051214-0150260. As may apply.

11. Easement for the flow of Overall Creek, as much as thereon may flow from time to time as referenced in #20171117-0118354.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and

interest thereto belong, to the said Grantees, and the Grantees' successors, heirs and assigns, forever. And Grantors covenant with the said Grantees, that Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2019 and as otherwise set forth herein. And Grantors further covenant and bind Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the said Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

SHELLEY WHITE executes this instrument on behalf of RAMSEY HAMED pursuant to a Specific Power of Attorney dated May 31, 2019, and of record in Instrument Number_____, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 7th day of June, 2019.

Shelley White
SHELLEY WHITE

Ramsey Hamed by SHELLEY WHITE
RAMSEY HAMED by SHELLEY WHITE,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 7th day of June, 2019, before me personally appeared SHELLEY WHITE ~~and~~ [redacted], to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 7th day of June, 2019.

NOTARY PUBLIC

CHRISTY HORNBURGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS
My Comm. Expires 10-11-2022

My commission expires: 10-11-22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 7th day of June, 2019.

Tracey Perry
NOTARY PUBLIC

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 9-6-22

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, SHELLEY WHITE, Attorney in Fact for RAMSEY HAMED, and individually, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as the free act and deed of the said RAMSEY HAMED and individually for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 7th day of June, 2019.

NOTARY PUBLIC

CHRISTY HORNBURGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS
My Comm Expires 10-11-2020

My Commission Expires: 10-11-22

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Map & Parcel No: 114-15-0A-012.00-C

ADDRESS OF NEW OWNERS
SAMUEL TAYLOR DUEKER and TESSA BRUGH DUEKER
222 Cedar Axe Row
Nashville TN 37221
SEND TAX BILLS TO:
New Owner