WARRANTY DEED



Karen Johnson Davidson County
Batch# 267115 DEEDWARR
08/05/2019 03:22:07 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20190805-0077645

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Awadh A. Binhazim and Tauhida S. Famau	new owners	114 15 0A 030.00
(NAME)	(NAME)	
109 Cedar Place Bend		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Faye D. Hodgin and Scott Hodgin, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tauhida Famau and Awadh Binhazim, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 30 of Cedar Place Community, a Planned Unit Development (With Private Elements), a established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Cedar Place Community, a Planned Unit Development (With Private Elements) of record in Instrument Number 20140918-0085685, as amended in 20141008-0093372, amendment as corrected in 20141112-0104513, as amended in 20150319-0023886,

in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof; and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Heather Pontius, an unmarried woman by Warranty Deed from Ronald Kevin Martin, a married person dated February 24, 2017 and recorded February 28, 2017 as Instrument No. 20170228-0019864, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Faye D. Hodgin and Scott Hodgin, wife and husband by Warranty Deed from Heather Pontius, an unmarried woman dated August 14, 2018 and recorded August 15, 2018 as Instrument No. 20180815-0080507, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1906079SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 41-C-19-109

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 109 Cedar Place Bend, Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 2nd day of August, 2019

Faye D. Hodgin by Scott Hodgin AIF
Faye D. Hodgin by Scott Hodgin,
Attorney-in-Fact

Scott Hodgin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Scott Hodgin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument individually and on behalf of Faye D. Hodgin, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Faye D. Hodgin, for the purposes therein contained.

Witness my hand and official seal, this the 2nd of August, 2019.

Notary Public

My Commission Expires: 11/8/22

(SEAL)

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1906079SSO