THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190721599**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $334,900.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2019. Notary Public My Commission Expires: 3/15/2020

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

WARRANTY DEED

Address New Owner: Stephen Alan Linzmeier and Jennifer M Piefke 641 Old Hickory Blvd #128 Brentwood TN 37027	Send Tax Bills To: Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	Tax Information: Tax Parcel ID No. 171-03-0-B-097.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Webber n/ka Linda Fazilat, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Alan Linzmeier, unmarried and Jennifer M Piefke, unmarried, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 100 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg of record in Plat Book 9700, Page 364, 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 Linda Webber, a single woman by Warranty Deed from Hani Eid and Maya Chaanine, husband and wife of record in Instrument No. 20130624-0064795 Register's Office for Davidson County, Tennessee, dated May 20, 2013 and recorded on June 24, 2013.

Curtiss Fazilat joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Linda Webber n/k/a Linda Fazilat.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 364, 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 8920, Page 65, as amended and supplemented in Book 9500, Page 393, Book 9860, Page 840, Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 10453, Page 931, Book 10628, Page 517, Book 10694, Page 541, Book 11550, Page 531, Book 11682, Page 75, Instrument No. 20000718-0070558, and Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 7798, Page 843, in the Register's Office for Davidson County, Tennessee.
Conveyance of the common area to Fredericksburg Homeowner' s Association, Inc., of record in Book 11753, Page 208, and Instrument No. 20131023-0110469, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 277308 DEEDWARR
08/28/2019 12:44:30 PM 2 pgs
Fees: $13.00 Taxes: $1,239.13
20190828-0086851

20190828 0086851

Charter of Fredericksburg Homeowner' s Association, Inc. of record in Book 8920, Page 40, Book 10126, Page 430, Book 11550, Page 529, in the Register's Office for Davidson County, Tennessee.
By-Laws of Fredericksburg Homeowner's Association, Inc., of record in Book 8920, Page 45, as amended in Book 10126, Page 486, Book 10275, Page 959, Book 10694, Page 539, Book 11550, Page 554, and Instrument No. 20150102-0000219, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7358, Page 643, Book 9607, Page 431, Book 7993, Page 269, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance to the Metropolitan Government of record in Book 9698, Page 81, and Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee.
Cable Television and Maintenance Agreement of record in Instrument No. 20000516-0049387, in the Register's Office for Davidson County, Tennessee.
Easement to Bellsouth Telecommunications of record in Book 10709, page 143, in the Register's Office for Davidson County, Tennessee.
Warranty Deed to the State of Tennessee of record in Book 7851, Page 712, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 10357, Page 920, in the Register's Office for Davidson County, Tennessee.
Drainage Easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee.
Subject to all matters on Boundary Plat of record in Plat Book 7900, Page 807, in the Register's Office for Davidson County, Tennessee.
Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109635, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 641 Old Hickory Blvd #128 Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of August, 2019.

Linda Fazilat

Curtiss Fazilat

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Fazilat and Curtiss Fazilat, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2019.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an oath that I am a licensed 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23