WARRANTY DEED

Karen Johnson Davidson County
Batch# 281640 DEEDWARR
09/05/2019 03:46:01 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20190905-0089884

JM-BH-19-521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC 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)
Shaban A. Haji and Rondik Sherif	**Guaranty Home Mortgage Corporation**	
(NAME)	(NAME)	**181-01-0A-167.00-CO**
521 Cinnamon Place	**316 Robert Rose Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Murfreesboro, TN 37129**	
(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, **ALEX LOGAN HUTTO AND RACHEL ANNE EMERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHABAN A. HAJI AND RONDIK SHERIF, HUSBAND AND WIFE,** 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. 88 on the Plan of Section Five, Sugar Valley R20 Residential P.U.D of record in Plat at Instrument No. 20001204-0118880, 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 Alex Logan Hutto, an unmarried person and Rachel Anne Emerson, an unmarried person, joint tenants with rights of survivorship by Warranty Deed from Lee W. Craft, married of record in Instrument No. 20170629-0065583 Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 29, 2007.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20001204-0118880, Register's Office of Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plan of record in Plat Book 9700, Page 374, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11069, Page 14, as amended in Instrument No. 20001205-0119527, Instrument No. 20030708-0093637 and Instrument No. 20150602-0051014, Instrument No. 20040203-0013041, Register's Office for Davidson County, Tennessee.
- By-Laws of Sugar Valley HOA, Inc. of record in Book 11069, Page 24, Register's Office for Davidson, County, Tennessee.
- Charter for Sugar Valley HOA, Inc. of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to Sugar Valley HOA, Inc. of record in Instrument Number 20000425-0041128, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 9487, Page 901 and Book 9343, Page 202, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress & egress of record in Book 5674, Page 863, in the Register's Office for Davidson County, Tennessee.
- Dedication of Perpetual Easement for Entrance Wall of record in Instrument Number 20040205-0014018, 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: **521 Cinnamon Place, Nashville, Tennessee 37211**.

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 30th DAY OF AUGUST, 2019.

Alex Logan Hutto

Rachel Anne Emerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEX LOGAN HUTTO, 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 30th of August, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL ANNE EMERSON, 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 30th of August, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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