Karen Johnson Davidson Coun
Batch# 289932 DEEDWARR
09/23/2019 03:26:20 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20190923-0096566

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

Y-BR-19-3037

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)
Hamid Hassan and Vari Haval	SWBC Mortgage	
(NAME)	(NAME)	172-12-0B-364.00-CO
3037 Cody Hill Road	9311 San Pedro Ave., Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(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, **KELLI M. MONEY AND TIMOTHY B. WHITEHEAD, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAMID HASSAN AND VARI HAVAL, 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. 199 on the Plan of Bradford Hills, Section Fourteen, R-15 Residential P.U.D. (formerly Gillespie Meadows) of record in Plat Book 7900, Page 6, and Amended in Book 7900, page 739, 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 Kelli M. Money, unmarried, and Timothy B. Whitehead, unmarried, joint tenants with right of survivorship by Warranty deed from Steger Webb and wife, Kim Webb of record in Instrument No. 20110829-0066491 Register's Office for Davidson County, Tennessee, dated August 26, 2011 and recorded on August 29, 2011.

This conveyance is subject to:
- 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 7900, Page 6, as amended in Plat Book 7900, page 739, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8069, Page 170, and Book 9384, page 290, Register's Office for Davidson County, Tennessee.
- By-Laws of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.
- Charter of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Southern Bell Telephone and Telegraph Company of record in Book 1113, Page 606 and Book 1318, page 441, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance for water mains of record in Book 8377, Page 769 and Book 9988, Page 932, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance for sewer mains of record in Book 8377, Page 808 and Book 9988, Page 928, in the Register's Office for Davidson County, Tennessee.
- Conveyance of open space to Bradford Hills Homeowners Association, Inc. of record in Book 8154, Page 304, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to Bradford Hills Homeowners Association, Inc. of record in Book 9779, Page 672, 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: **3037 Cody Hill Road, 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 19 DAY OF SEPTEMBER, 2019.

Kelli Money
Kelli M. Money

Tim Whitehead
Timothy B. Whitehead

STATE OF MA
COUNTY OF Middlesex.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLI M. MONEY, 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 19 of September, 2019.

Notary Public
My Commission Expires: May 3, 2024
(SEAL)

MARIA V. BELLO PENA
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
May 3, 2024

STATE OF MA
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY B. WHITEHEAD, 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 19 of September, 2019.

Notary Public
My Commission Expires: May 3, 2024
(SEAL)

MARIA V. BELLO PENA
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
May 3, 2024

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