THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2019-1115

Karen Johnson Davidson County
Batch# 308573 DEEDWARR
10/30/2019 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,457.80
20191030-0111507

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY FOUR THOUSAND AND 00/100 DOLLARS ($394,000.00) cash in hand paid, the receipt of which is hereby acknowledged, ALI NORBASH, UNMARRIED, ("the Grantor"), have this day bargained and sold, and by these presents do transfer and convey unto ROBERT W. HOLLAND AND LINDA M. HOLLAND, HUSBAND AND WIFE, their successors, heirs and assigns, ("the Grantees"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the plan of Copperfield of record in Plat Book 6900, Page 555 through 559, Register's Office for Davidson County, Tennessee, said plat reference is made for a more complete and accurate description.

Also conveyed herewith are rights in and to common areas of record in Book 7071, Page 482, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ali Norbash, unmarried, by Warranty Deed from Laurie Garzon and Javier Garzon Ordonez, wife and husband, dated July 16, 2013 of record in Instrument No. 20130717-0073924, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Chuzzelwit Down.

2. Restrictions and reservations of record in Book 6779, Page 296, and recorded in Book 6783, Page 973, Book 7071, Page 482 and First Amendment of record in Book 7208, Page 889, in Register's Office of Davidson County, Tennessee.

3. Subject to all matters as shown on plat of record in Plat Book 6900, Page 144-149 and revised in Plat Book 6900, Pages 555-559, in the Register's Office of Davidson County, Tennessee.

4. Grant of Transmission Line Easement of record in Book 2437, Page 8, in the Register's Office of Davidson County, Tennessee.

5. Grant of Transmission Line Easement of record in Book 2438, Page 376, in the Register's Office of Davidson County, Tennessee.

6. Easements to The Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 7593, Page 488.

7. Homeowner Association of record in Trust Deed Book 7071, Page 482.

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 Grantor covenant with the said Grantees, that Grantor is 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 Grantor further

covenant and bind Grantor's 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.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 18th day of October, 2019.

ALI NORBASH

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared ALI NORBASH, 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 18th day of October, 2019

NOTARY PUBLIC

ROGER EARL SHEAVES JR
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My commission expires: 5-23-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $394,000.00, 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 ~~18th~~ 24th day of October, 2019.

NOTARY PUBLIC

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 9/24/21

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Map & Parcel No: 172-01-0A-073.00

ADDRESS OF NEW OWNERS
ROBERT W. HOLLAND and LINDA M. HOLLAND
118 CHUZZLEWIT DOWN
BRENTWOOD, TN 37027
SEND TAX BILLS TO:
Pentagon Federal Credit Union
13220 Fort St.
Omaha, NE 68164

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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 to law.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

