Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0572-19

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2019

Notary Public
My Commission Expires: 8.22.21

Address of New Owner	Send Tax Bills To:	
Ahmed Robinson 705 Candlecreek Way Antioch, TN 37013	Bank of England P. O. Box 3490 Little Rock, AR 72203-3490	Map/parcel: 175-06-0A-090-00 CO

Karen Johnson Davidson County
Batch# 309309 DEEDWARR
10/31/2019 02:41:38 PM 2 pgs
Fees: $13.00 Taxes: $862.10
20191031-0112153

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Candice Nelson, AKA Candice Eanes, a married woman

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ahmed Robinson, unmarried man,

HEREINAFTER CALLED THE GRANTEE(S), his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being all of Lot No. 144 (One Hundred Forty Four) on the plan of Final Plat, Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to **Candice Eanes (NKA Candice Nelson, a married woman,)** by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation, dated 12/14/07 and recorded 12/18/07 in Instrument Number 20071218-0145297, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantor.

Also subject to Declaration of Protective Covenants, Conditions and Restrictions, and HOA Charter of The Preserve at Old Hickory Homeowners Association of record in Instrument Number 20060824-0104548; Easements to Colonial Pipeline of record in Book 3570, Page 13 and Book 3571, Page 599; Agreement and partial release of prior easement to Colonial Pipeline which was recorded in Book 3616, Page 453 of record in Book 4542, Page 131; Easement to First Suburban Water District of record in Book 4453, Page 154; Transmission Line Easements of record in Book 4425, Page 582 and Book 2346, Page 378; Declaration of Taking to United States of America (TVA) of record in Book 11335, Page 609 and in Instrument Number 20021017-0127752; Storm Water Detention Agreement of record in Instrument Number 20041103-0132562; Easement to Tennessee Telephone Company dba TDS Telecom of record in Instrument Number 20061013-0127208; and all existing easements and all other matters shown on plat of record in Instrument Number 20060824-0104545, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 705 Candlecreek Way Antioch, TN, 37013

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of October, 2019

Candice Nelson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Candice Nelson , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2019

Notary Public

My Commission Expires: 8-22-21

HANNAH KEPLEY
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021