Karen Johnson Davidson County
Batch# 341489 DEEDWARR
01/10/2020 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20200110-0003688

Name and Address of New Owner:
Araz Faraj
6104 Bradford Hills Dr.
Nashville, TN 37211

Send Tax Statements To:
CMG Mortgage, Inc., dba CMG Financial
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-19121926

Map and Parcel: ~~172X12B234XXX00~~
172120B23400CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Diana L. Hynson, a single person and Carmen M. Gaud, a single person**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Araz Faraj and Parwin Faraj, husband and wife**, hereinafter called the GRANTEE, 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 Lot No. 254 on the Plan of The Plan of Bradford Hills, Section Ten, a Planned Unit Development of record in Plat Book 7900, Page 495 and Surveyors Certificate of Correction in Book 9219, Page 115, 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 Diana L. Hynson, a single person and Carmen M. Gaud, a single person by Warranty Deed from Timothy Robert Graeff and wife, Myfanwy Borel Graeff of record in Book 10887, page 194, Register's Office for Davidson County, Tennessee, dated April 10, 1998 and recorded on April 15, 1998.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat Book 7900, Page 499 and amended in Book 9219, Page 115; Restrictions of record in Book 8069, Page 170 and Book 8885, Page 517; Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6; Boundary Plat of record in Book 7900, Page 6; Charter of HOA of record in Book 807, Page 520; By-Laws of record in Book 8071, Page 531; Common Areas Conveyed to HOA of record in Book 8154, Page 304 and Book 9779, Page 672; Deed of Conveyance for Water Mains of record in Book 8377, Page 769 and Book 9988, Page 932; Deed of Conveyance for Sanitary Sewers of record in Book 8377, Page 808 and Book 9988, Page 928; Easement for Sanitary Sewers/Storm Drainage of record in Book 7690, Page 260; Agreement and Anchor Easement of record in Book 1113, Page 606 and Book 1318, Page 441; Stormwater Detention Agreement of record in Book 8896, Page 291; Subject to rights of others in and to the common areas and/or elements; Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6104 Bradford Hills Dr., Nashville, TN 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, his heirs and assigns forever; and we do covenant with the said

GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 7th day of January, 2020.

Diana Hynson

Diana Hynson

Carmen Gaud

Carmen Gaud

State of PA

County of Lebanon

Personally appeared before me, Diana Hynson and Carmen Gaud with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7 of January, 2020.

Kimberly G Craley

Notary Public
My Commission Expires: 10/23/20

Commonwealth of Pennsylvania - Notary Seal
KIMBERLY G CRALEY - Notary Public
Berks County
My Commission Expires Oct 23, 2020
Commission Number 1032250

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $308,000.00.

'ARAZ FARAS

Affiant Signature

Subscribed and sworn to before me, this 9th day of January, 2020.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikkia Branch, do hereby make 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 to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21