WARRANTY DEED

Karen Johnson Davidson County
Batch# 352787 DEEDWARR
02/04/2020 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,512.93
20200204-0012545

Y-BR-19-6352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/13/23

(AFFIX SEAL)

JARRETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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)
Jesse D. Waterman and Heather G. Waterman	Cardinal Financial Company d/b/a Peoples Home Equity	
(NAME) **6352 Sunnywood Drive**	(NAME) 3701 Arco Corporate Drive S-200	**173-09-0B-146.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Charlotte, NC 28273	
(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, **HAQI BARWARI AND WIFE, PAKSHON BARWARI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSE D. WATERMAN AND HEATHER G. WATERMAN, 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. 351 on the Plan of Phase 3, Section 1, Barnes Cove, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20060113-0005373, 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 Haqi Barwari and wife, Pakshan Barwari by Warranty deed from Harmony Home Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20100623-0048930 Register's Office for Davidson County, Tennessee, dated June 22, 2010 and recorded on June 23, 2010.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument No. 20060113-0005373, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20021217-0155806, Instrument No. 20040429-0048624, and Instrument No. 20110720-0055565, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20021217-0155805, Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress in Book 5385, Page 986, Register's Office for Davidson County, Tennessee.
- Easement for public right of way in Book 5215, Page 482, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20040413-0041473 and Instrument No. 20020201-0014182, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument No. 20040907-0107464 and Instrument No. 20030529-0072603, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20020408-0042673, in the Register's Office for Davidson County, Tennessee.
- Declaration and Grant of Easement for Public Sidewalks of record in Instrument Number 20030402-0043515, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space of record in Instrument Number 20130610-0058651, 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: **6352 Sunnywood Drive, Antioch, Tennessee 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), 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 31st DAY OF JANUARY, 2020.

Haqi Barwari

Pakshon Barwari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAQI BARWARI, 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 31st of January, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAKSHON BARWARI, 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 31st of January, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.