WARRANTY DEED

Karen Johnson Davidson County
Batch# 419606 DEEDWARR
06/18/2020 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20200618-0064825

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 288,000.00.

Grace Hartman
Affiant

Subscribed and sworn to me on June 15, 2020.

Tonya
NOTARY PUBLIC

My Commission Expires: 9/7/24

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33561A

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mirhan Foukia 3737 Grace Falls Drive Antioch, TN 37013	New Owner	164-08-0C-001.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gregory Hartman and Grace Hartman, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Mirhan Foukia, unmarried woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Final Plat of Section One, Hamilton Chase, a Planned Unit Development of record in Plat at Instrument No. 20051025-0128977 and Certificated of Correction in Instrument No. 20051031-0131297 and in Instrument No. 20051031-0131368, 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 Gregory Hartman and Grace Stepanek, both unmarried by Warranty deed from Girgis Youssef and Joshua Youssef of record in Instrument No. 20171228-0131873 Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on December 28, 2017. The said Grace Stepanek now known as Grace Hartman.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20051025-0128977, Surveyors certificate of correction of record in Instrument No. 20051031-0131297 and Instrument No. 20051031-0131368 Register's Office for Davidson County, Tennessee.
3. Charter for Homeowners Association of record in Instrument Number 200609140113689, in the Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions and By-Laws of record in Instrument Number 200507280087946, as amended in Instrument Number 200510310131315, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42

of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Road Agreement and Sewer Easement of record in Instrument Number 200404160043248, in the Register's Office for Davidson County, Tennessee.
6. Storm Water Detention Agreement of record in Instrument Number 200401020000420, in the Register's Office for Davidson County, Tennessee.
7. Conveyance of Easement to Tennessee Telephone Company of record in Instrument Number 20060707-0081733, in the Register's Office for Davidson County, Tennessee.
8. Restrictions of record as Instrument Number 20130125-0008107 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
9. Notice of Assessment Lien recorded on October 04, 2016 of record in Instrument Number 20161004-0104381, in the Register's Office for Davidson County, Tennessee.
10. This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This property is also known as improved property located at 3737 Grace Falls Drive, Antioch, TN 37013-1577.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 15th day of June 2020.

Gregory Hartman

Grace Hartman

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 15, 2020, before me personally appeared Gregory Hartman and Grace Hartman to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 15, 2020.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 01, 2021

My Commission Expires: 9/1/21

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY