Karen Johnson Davidson County
Batch# 437804 **DEEDWARR**
07/15/2020 11:17:24 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20200715-0077417

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

W-SB-EXP-20-7184

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)
Ashley L. Coleman and Tremaine Coleman	**CMG Mortgage Inc.**	
(NAME) **7184 Legacy Drive**	(NAME) **3160 Crow Canyon Road, Ste 400**	**182-06-0A-093.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **San Ramon, CA 94583**	
(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, **NASRIN KAFIFARASHAH, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY L. COLEMAN AND TREMAINE COLEMAN, WIFE AND HUSBAND,** 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. 93 on the Plan of Final Plat Section One, Old Hickory Hills, of record in Plat at Instrument No. 20011023-0115382, 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 Nasrin Kafifarashah, an unmarried woman by Warranty Deed from Gary R. Pomeroy and wife, Leslea Garner of record in Instrument No. 20100301-0015169 Register's Office for Davidson County, Tennessee, dated February 26, 2010 and recorded on March 01, 2010.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat at Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750, amended in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee,.
- Sewer and drainage easement of record in Instrument Number 20001030-0107214, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument Number 20020123-0009339, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress to cemetery of record in Instrument Number 20000203-0011193, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20020123-0009417 and Instrument Number 20081219-0121385, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20010306-0021333, Instrument Number 20030226-0025749 and Instrument Number 20040927-0116009, in the Register's Office for Davidson County, Tennessee.
- Old Hickory Hills Homeowners Association, Inc. Rules and Regulations of record in Instrument Number 20151229-0130686, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and Appurtenances of record in Instrument Number 20190618-0058749, 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: **7184 Legacy 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 he rs 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 13th DAY OF JULY, 2020.

Nasrin Kafifarashah

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NASRIN KAFIFARASHAH, 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 13th of July, 2020.

Nancy Warneke
Notary Public
My Commission Expires: 12/31/2021
(SEAL)

Nancy Warneke
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7270008
Com. Exp. Dec. 31, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212