Karen Johnson Davidson County
Batch# 439466 DEEDWARR
07/17/2020 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $832.50
20200717-0078705

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-289

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hussain Chagani and Zohra Chagani	Hussain Chagani and Zohra Chagani	164 04 0B 025.00
(NAME) 624 Foster Lane	(NAME) 624 Foster Lane	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt Juliet, TN. 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Terri Eaton, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Hussain Chagani and Zohra Chagani, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 25 of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Hamilton Run Townhomes, a Horizontal Property Regime, of record in Instrument Number 20170301-0020039, as being amended in Instrument No. 20171117-0118441 and Instrument No. 20171121-0119229, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Terri Eaton from Craighead Development, LLC, a Tennessee limited liability company, by Special Warranty Deed dated July 30, 2018, of record in Instrument No. 20180801-0074862, Register's Office, Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**"):

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170301-0020039, as being amended in Instrument No. 20171117-0118441 and Instrument No. 20171121-0119229, Register's Office, Davidson County, Tennessee ("RODC").
3. Easement for Grant of Transmission Line, recorded in Book 2336, Page 541 and Book 4441, Page 754, RODC.
4. Easement for Right of Way, recorded in Book 2544, Page 448, RODC.
5. Easement for Grant of Utility Line, recorded in Instrument No. 20160413-0035292, RODC.
6. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20160802-0079381 and Instrument No. 20180111-0003790, RODC.
7. Easement for Public Street Right of Way, recorded in Instrument No. 20170420-0038993, RODC.
8. Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20170714-0070732, RODC.

This is improved property located at 5548 Hamilton Circle, Nashville, TN 37013.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

[signatures on the following page]

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 17th day of July, 2020.

GRANTOR:

Terri L Eaton

Terri Eaton

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Terri Eaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 17th day of July, 2020.

Notary Public



My Commission Expires: 3·17·2024

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 8 day of April, 2020, personally appeared before me, Tifphany Wilson, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/02/2022