Karen Johnson Davidson County
Batch# 480034 DEEDWARR
09/21/2020 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20200921-0108137

1-8699-AP

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $530,000.00

Affiant

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 21st day of September, 2020.

Notary Public
My commission expires: 1/3/2023

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Khalid Niazi and Samia S. Niazi	CapStar Bank	172-09-0A-171.00-C
1200 Banbury Rd	2002 Richard Jones Rd 300A	
Brentwood TN 37027	Nashville TN 37215	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Anna Giulia Atzori, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Khalid Niazi and Samia S. Niazi, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 167 on the Plan of Final Plat of Section 5-A, Banbury Crossing (a Planned Unit Development) of record in Plat at Instrument No. 20020830-0105357, 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 Anna Giulia Atzori, unmarried, by Deed from William H. Hyatt, Jr., and wife, Karen D. Hyatt of record in Instrument No. 20150423-0036155, Register's Office for Davidson County, Tennessee, and dated April 7, 2015.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Banbury Crossing of record in Instrument No. 20020830-0105357 Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Book 4148 Page 75, Book 4148 Page 196, Book 4148 Page 247, Book 4148 Page 254, Book 4148 Page 261, Book 4148 Page 264, Book 4148 Page 252, Book 2438 Page 460, Book 4693 Page 961, Book 10369 Page 48, Book 10962 Page 516,

Book 10970 Pag e943, Book 11218 Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031, and Instrument No. 20051020-0126681 Register's Office for Davidson County, Tennessee.

3. Charter for Homeowners Association of record in Book 11187 Page 575 Register's Office for Davidson County, Tennessee.

4. B-Laws of record in Instrument No. 20020610-0070239 Register's Office for Davidson County, Tennessee.

5. Storm Water Agreement of record in Book 10633 Page 330 Register's Office for Davidson County, Tennessee.

6. Transmission Line Easement of record in Book 1174 Page 153 and Book 2438 Page 392 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1200 Banbury Row, Brentwood, TN 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 21st day of September, 2020.

Anna Giulia Atzori

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of September, 2020, before me personally appeared Anna Giulia Atzori, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of September, 2020.

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/12/23

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

