WARRANTY DEED

Karen Johnson Davidson County
Batch# 487127 DEEDWARR
10/01/2020 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20201001-0113347

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 10.02.2021

(AFFIX SEAL)

VERNIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elias Bagashaw	NEW OWNER	176050b03400co
(NAME)	(NAME)	
200 Wildgrove Court	AT PROPERTY	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	ADDRESS	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert L. Ross,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elias Bagashaw,** married, hereinafter called the GRANTEES, their heirs and assigns, a 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. 129 on the Plan of Hickory Woods Estates, Section "C" (Page 1) of record in Plat Book 6900, Page 885, 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 Robert L. Ross by Special Warranty deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20060831-0107449 Register's Office for Davidson County, Tennessee, dated August 18, 2006 and recorded on August 31, 2006. (Value of consideration shown in aforementioned deed $143,500.00.)

FOR INFORMATION PURPOSES ONLY: 200 Wildgrove Court, Antioch, TN 37013

- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 885, 886 and 887, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 9678, Page 187, as amended in Book 9764, Page 44, 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.

- By-Laws of Hickory Woods Homeowner's of record in Book 7932, Page 648, corrected in Book 9616, page 470; Book 9616, page 477; Book 9678, page 213; Book 9764, page 44 and amended in Instrument No. 20001207-0120450 and 20031010-0150800, in the Register's Office for Davidson County, Tennessee.
- Charter of Hickory Woods Homeowner's of record in Book 7587, Page 87; Book 7867, page 67 and Book 9680, page 319, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Hickory Woods Estates Homeowner's Association of record in Book 9786, Page 923, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to United States of America, as set forth of record in Book 9632, Page 973, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20010614-0062709 and 20011015-0111957, in the Register's Office for Davidson County, Tennessee.
- Architectural Review Committee of record in Instrument Number 20010614-0062710, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9790, Page 311, in the Register's Office for Davidson County, Tennessee.
- Grant of Anchor Easement of record in Book 10153, Page 990, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8169, Page 564; Book 8169, Page 571; Book 8169, Page 579; Book 8169, Page 588, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements

unimproved ☐

This is improved ☐ property, known as 200 Wildgrove Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 hands this 24th day of September, 2020.

Robert L. Ross

State of Tennessee
County of Rutherford

Personally appeared before me Robert L. Ross, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of September, 2020.

Notary Public
My Commission Expires: _____

File No.: 14916

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

Certificate of Authenticity

I, Venikka Branch, 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, Cari Allen a notary public for this county
And state, Veni Kka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021