Karen Johnson Davidson County
Batch# 588511 DEEDWARR
03/10/2021 09:12:13 AM 2 pgs
Fees: $13.00 Taxes: $1,171.05
20210310-0031207

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233218

STATE OF TENNESSEE
COUNTY OF DAVIDSO

The actual consideration or value, whichever is greater, for this transfer is: $316,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2021.

Notary Public
My Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leslie Meredith Averill and Nicholas Carlton Averill 3216 Hidden Creek Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 182 01 0A 070.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Akar S. Aran and Ayrin Torabian, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leslie Meredith Averill and Nicholas Carlton Averill, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Phase One, Section Two, Sunset Hills, of record in Plat at Instrument No. 20071220-0146323, 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 Akar S. Aran and Ayrin Torabian, husband and wife, by Warranty Deed from Justin M. Essary, married, of record in Instrument No. 20160701-0067407, in the Register's Office of Davidson County, Tennessee, dated June 29, 2016 and recorded on July 01, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Section Two, Sunset Hills, as recorded in Plat Instrument No. 20071220-0146323.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070605-0067129, Supplemented and Amended in Instrument No(s). 20110203-0009586, 20130712-0072091 and 20150227-0017000.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5388, Page 713 and Book 5894, Page 186.

Easement for Underground Sanitary Sewer Service Line and Maintenance Agreement, recorded in Instrument No. 20070710-0082048.

Easement for Right-of-Way, recorded in Instrument No. 20071109-0132386.

Easement for Private Sanitary Sewer Service Line, recorded in Instrument No. 20100721-0057063.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060406-0039475.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071010-0120325.

This is improved property located at 3216 Hidden Creek Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2021.

Akar S. Aran

Ayrin Torabian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Akar S. Aran and Ayrin Torabian, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024