WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100008506 DEEDWARR
Recvd: 02/11/10 09:53 2 pgs
Fees:13.00 Taxes:420.88
20100211-0010722

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $113,750.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF FEBRUARY, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03365 KHARAT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Manish Kharat	5373 windypine dr.	13413021000
4900 Sherman Oaks Drive	Nashville, TN-37211	
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SAKVAN BAMERNI AND WIFE AZRIN BAMERNI AND SAHIRA REMZAN SADE, AN UNMARRIED WOMAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MANISH KHARAT, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4900 Sherman Oaks Drive, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 5th day of February, 2010.

Sakvan Bamerni

Sakvan Bamerni

Azrin Bamerni

Azrin Bamerni

Sahira Remzan Sade

Sahira Remzan Sade

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, SAKVAN BAMERNI, AZRIN BAMERNI AND SAHIRA REMZAN SADE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of February, 2010.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

10-03365 KHARAT

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 375, PLAN OF HILLBROOK, SECTION 6, as shown on plat of record in Plat Book 4175, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Albert R. Lawson joined by his wife, Ellen C. Lawson to Diyar Bamerni, a married man and Sakvan Bamerni, a married man as recorded on the 2nd day of March, 2001 in Instrument No. 20010302-0019564 and Final Decree of Divorce* as recorded on the 10th day of March, 2009 in Instrument No. 20090310-0021771, in the Register's Office of Davidson County, Tennessee.

*Final Divorce Decree ordered that Diyar Bamerni's interest in the property at 4900 Sherman Oaks Drive, Nashville, TN 37211 be divested from him and reinvested in wife, Sahira Remzan Sade, subject to all encumbrances and restrictions on said property.

**Azrin Bamerni joins in the conveyance to conveys any and all interest in said property.

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.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HILLBROOK, SECTION 6, as recorded in Plat Book 4175, Page(s) 7, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4213, Page 155 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.