(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: July 25 2012
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110023205 DEEDWARR
Recvd: 04/20/11 08:56 2 pgs
Fees:13.00 Taxes:1211.75
20110420-0030329

CAROL L. McCARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 25, 2012

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamal Pahlevani	**Tennessee Bank & Trust**	160160B01800CO
(NAME)	(NAME)	
6148 Brentwood Chase Drive	**9000 Carothers Parkway**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20110211

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, BILLY C. ROBISON AND WIFE, PATRICIA R. ROBISON**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JAMAL PAHLEVANI AND WIFE, ZOHREH KHORSHIDNAM**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 18 on the Plan of Revision One, Section One, Brentwood Chase, of record in Plat Book 9700, page 936-941, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Billy C. Robison and Patricia R. Robison by Warranty Deed from Weekley Homes, LP, dated December 27, 2000 and filed of record in Instrument 20010102-0000279, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Instrument No. 20000531-0053798, as amended in Instrument No. 20000831-0086366, Restrictions of record in Book 11388, page 55, Instrument 20000531-0053797, the Charter of record in Instrument 20000524-0051842, and Easements of record in Book 11115, page 281, Book 11115, page 286, Instrument 20010208-0012529, Book 7902, page 389, and Book 8371, page 389, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 6148 Brentwood Chase Drive, Brentwood, TN 37027

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 15th day of April, 2011.

Billy C. Robison

Patricia R. Robison

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Billy C. Robison and Patricia R. Robison, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Billy C. Robison and Patricia R. Robison executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2011.

Commission expires: 4/23/2013

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public