WARRANTY DEED

G-ER-11-1206

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2011

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHARLES SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 3, 2012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Farokh Fani	Farokh Fani	
1206 Thompson Place	(NAME) 145 Bell Road, Suite 106	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37211	107-13-87.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HOMETRUST PARTNERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FAROKH FANI, Married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 284, MIRO MEADOWS, SECOND ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 112, 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 TO HOMETRUST PARTNERS BY TRUSTEE'S DEED FROM CHAN MCCULLOUGH, TRUSTEE, RECORDED ON THE 27TH DAY OF SEPTEMBER, 2011 IN INSTRUMENT NO. 20110927-0074638*, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1424, PAGE 112 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1206 Thompson Place, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

* with Scrivener's Affidavit recorded of record in Instrument No. 20111209.0096410

BILL GARRETT, Davidson County
Trans:T20110078215 DEEDWARR
Recvd: 12/09/11 15:49 2 pgs
Fees:13.00 Taxes:116.55
20111209-0096411

Witness my/our hand(s) this 7th day of December, 2011.

HomeTrust Partners

BY: _____
Chan McCullough, Managing Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of December, 2011, before me personally appeared Chan McCullough, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Managing Partner of HomeTrust Partners, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of December, 2011.

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903