BILL GARRETT, Davidson County
Trans:T20120048976 DEEDWARR
Recvd: 07/03/12 10:33 3 pgs
Fees:18.00 Taxes:1443.00
20120703-0058380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Cari Legeyt
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2012.

Dana Delworth
NOTARY PUBLIC

My Commission Expires: 01/02/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Hassan Merani and Jehan Merani 1313 Fort Sumter Place Brentwood, TN 37027	new owner	171-03-OA-170.00CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CLINTON A. LEGEYT AND WIFE, NICOLE R. LEGEYT

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HASSAN MERANI AND JEHAN MERANI, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 64, as shown on the map entitled the Plan of Section 6B, Fredericksburg, of record in Plat Book . 9700, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CLINT A. LEGEYT AND WIFE, NICOLE R. LEGEYT, by deed from MICHAEL MCCORMACK AND WIFE, ROBYN MCCORMACK, of record as Instrument No. 20080701-0068020, dated June 30, 2008, said Register's Office.

This improved property is known as 1313 Fort Sumter Place, Brentwood, TN 37027.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 21st day of MAY, 2012.

Clinton A. Legeyt

Nicole R. Legeyt

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Clinton A. Legeyt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of MAY, 2012.

Notary Public

My commission expires: MAY 5, 2012

BLAKE E. WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nicole R. Legeyt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of MAY, 2012.

Notary Public

My commission expires: MAY 5, 2015

BLAKE E. WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY