BILL GARRETT, Davidson County
Trans:T20120050421 DEEDWARR
Recvd: 07/09/12 15:20 2 pgs
Fees:13.00 Taxes:928.70
20120709-0060278

This Instrument Prepared By
Murfree & Murfree, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130
From information furnished by the parties

Name and Address of New Owner:

Heather Lynn Karls
3802 Murphy Rd
Nashville, TN 37209

Send Tax Bills To:

SAME

Tax Map and Parcel: 104-05-0-025.00

STATE OF TENNESSEE
COUNTY OF NASHVILLE

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, **ARDAVAN AFRAKHTEH**, have this day bargained and sold and does hereby transfer and convey unto **HEATHER LYNN KARLS and MARK A. KARLS,** their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Being Lot No. 11 on the plan of West Grove Subdivision, of record in Plat Book 421, Page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Said lot fronts 67-1/2 feet on the northerly side of Minnesota Avenue formerly Murphy Road and runs back between parallel lines 164.4 feet, along the westerly margin of 38th Avenue North, to an alley in the rear.
>
> Being the same property conveyed Ardavan Afrakhteh by Deed of record in Instrument No. 20120522-0044104, Register's Office of Davidson County, Tennessee.
>
> This property is not now, nor has it ever been, the principal residence of the Grantor
>
> This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same and that the same is unencumbered, except the 2012 property taxes, which have been prorated between the parties.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate unto the said grantees, their heirs

and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 27th day of June, 2012.

Ardavan Afrakhteh

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Ardavan Afrakhteh, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 27th day of June, 2012.

Notary Public

My commission expires: 1/5/2016

M. B. MURFREE IV
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $251,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 27th day of June, 2012.

Notary Public

My commission expires: 1/5/2016

M. B. MURFREE IV
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.