(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of July, 2012 Notary Public MY COMMISSION EXPIRES: 9-23-12 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Bruce D. Henley and Marjan M. Gharacholou	Newowner	172140B01700CO
(NAME)	(NAME)	
4541 Winfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

CLA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

For and in 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, **Ahmard Hall and wife, Juana Hall**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bruce D. Henley and Marjan M. Gharacholou,** 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Winfield Park, Phase I, Section I, Revision I, of record in Instrument Number 20010313-0024108, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ahmard Hall and Juana Hall, husband and wife, by Warranty Deed from Nimalan Chinniah and wife, Swapna Chinniah, dated August 30, 2007 and filed in Instrument Number 20070905-0106441, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 4541 Winfield 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 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, has a good right to convey it and the same is

BILL GARRETT, Davidson County
Trans:T20120054643 DEEDWARR
Recvd: 07/25/12 14:39 2 pgs
Fees:13.00 Taxes:1258.00
20120725-0065443

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, 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 20 day of July, 2012

Ahmard Hall

Juana Hall

STATE OF TEXAS
COUNTY OF BEXAR

Personally appeared before me, the undersigned authority, **Ahmard Hall and Juana Hall**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20 day of July, 2012

Notary Public

My commission expires: 10-31-13

