THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12071412

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer ~~is:~~ $280,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of October, 2012.

Notary Public
My Commission Expires: 6/15/14

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20120084264 DEEDWARR
Recvd: 11/05/12 11:22 2 pgs
Fees: 13.00 Taxes: 1036.00
20121105-0101601

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shea Ghaffari 1670 Union Hill Road Goodlettsville TN 37072	New Owner 15924 E. Lynnwood Cir Wichita, KS 67230	Tax Parcel ID No. 17-331.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel Matchak and Karen Matchak, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shea Ghaffari and Saadet Ghaffari, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Southerly line of the Alex N. Beavers, Jr. property of record in Book 7429, Page 725, Register's Office for Davidson County, Tennessee, said point of beginning being the Northwest corner of the herein described property, thence with the Southerly line of Beavers, N 79° 52' 41" E. 141.19 feet to a point; thence N 62° 10' 46" E. 64.16 feet to a point; thence N 82° 32' 30" E. 79.66 feet to a point; thence N 70° 29' 44" E. 105.61 feet to a point; thence N 57° 08' 24" E. 198.44 feet to a point; thence leaving the line of the Beavers' property S 16° 29' 26" E. 396.73 feet to a point in the line of the Bradford L. White property of record in Book 6435, Page 631, said Register's Office; thence with Whites line N 70° 52' 25" W. 246.35 feet to an iron pin; thence S29° 41' 22" W. 19.74 feet to an existing iron pin; thence leaving the line of the Whites' property N 75° 27' 14" W. 277.80 feet to a point in the line of the James Edward Proctor property of record in Book 4661, Page 944, said Register's Office; thence with Proctors' line N 74° 38' 43" W. 147.41 feet to the point of beginning, containing 2.27 acres, more or less.

Being the same property conveyed by Warranty Deed from Edward Matchak and wife, Ruth Ayers Matchak to Joel Matchak and wife, Karen Matchak as recorded on the 19th day of August, 1991 in Deed Book 8422, Page 699 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT FOR JOEL MATCHAK, as recorded in Plat Book 8250, Page(s) 24.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement recorded in Book 1284, Page 593 and Book 2740, Page 198.

Easement Contract recorded in Book 8362, Page 607 and Book 8422, Page 248.

Electrical Permit recorded in Book 9418, Page 53.

Metro Letter recorded in Book 8378, Page 818.

This is improved property located at 1670 Union Hill Road Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2012.

Joel Matchak Karen Matchak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joel Matchak and Karen Matchak, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014