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 2672 ~~1725~~ 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: ~~$5.00~~. $50.00 DP Affiant Subscribed and sworn to before me, this 25th day of October, 2012. Notary Public My Commission Expires: 6/15/14 CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shea Ghaffari 0 Union Hill Road Goodlettsville TN 37072	New Owner 15924 E. Lynnwood Cir Wichita, KS 67230	Tax Parcel ID No. Part of 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:

Masoud (B)

Beginning at an iron pin, the original corner of Lots No. 1 & 2 of the Joel Matchak property, of record in Plat Book 8250, Page 24, Register's Office for Davidson County, Tennessee.

Thence: N 57-08-24 E, 262.64' to a new iron pin.

Thence: S 13-24-25 E, 185.78' to a new iron pin.

Thence: S 54-33-03 W, 255.88' to a new iron pin.

Thence: N 16-29-26 W, 194.62' to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20120084264 DEEDWARR
Recvd: 11/05/12 11:24 2 pgs
Fees:12.00 Taxes:0.00
20121105-0101604

Being the same property conveyed by Quitclaim Deed from Ruth Ayers Matchak to Joel Matchak and wife, Karen Matchak as recorded on the 4th day of December, 2001 in Instrument No. 20011204-0132773, corrected at Instrument Nos. 20030725-0104256 and 20040423-0046117 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 0 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