WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120099930 DEEDWARR
Recvd: 12/31/12 11:06 2 pgs
Fees:13.00 Taxes:1322.75
20121231-0120623

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **21st** day of **December, 2012.**

Notary Public

MY COMMISSION EXPIRES 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Richard	Pinnacle Bank	11514005700
(NAME)	(NAME)	
6504 Jocelyn Hollow Road	150 3rd Avenue, South Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN, 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Armen Safarian, married and Russell Buchi, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily Richard, an unmarried person**, 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 located in Davidson County, Tennessee and being known and designated as all of Lot No. 732 on the Plan of West Meade Farms, Inc., Section VII, as shown on the plat of the same of record in Plat Book 2331, page 13, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property.

Being the same property conveyed to Armen Safarian and Russell Buchi by deed from Wilson Bank & Trust dated March 20, 2012 of record in Instrument No. 20120321-0024082, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Wilson Bank and Trust by deed from Jamie D. Winkler, Substitute Trustee, dated September 29, 2011 of record in Instrument No. 20111005-0077062, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Donald William Apple and Tilda Marie Clark by deed from Bernie M. Thomas dated September 23, 2010 of record in Instrument No. 20100430-0077887, Register's Office of Davidson County, Tennessee. Subject property has never been the principal marital residence of either Grantor.

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 ☒ property, known as 6504 Jocelyn Hollow Road, Nashville, TN 37205

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 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 **21st** day of **December, 2012.**

Armen Safarian

Russell Buchi

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Armen Safarian and Russell Buchi**, 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 **21st** day of **December, 2012.**

Notary Public

My commission expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON