WARRANTY DEED

G-FH-13-5557

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,900.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Mills	SunTrust Mortgage	
5557 Nevil Point (ADDRESS)	(NAME) 901 Semmes Avenue (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	171-4-A-58.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HAMID DURANI, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES C. MILLS AND ELIZABETH D. FERLUGA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 48, BROWNSTONE, SECTION TWO, REVISION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGES 942-943, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO HAMID DURANI, AN UNMARRIED MAN BY WARRANTY DEED FROM PULTE HOMES TENNESSEE A NEVADA LIMITED PARTNERSHIP, RECORDED ON THE 11TH DAY OF DECEMBER, 2000 IN INSTRUMENT NO. 20001211-0121624, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 9700, PAGES 942-943 AND PLAT BOOK 9700, PAGE 455; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 10658, PAGE 952, BOOK 11276, PAGE 618 AND INSTRUMENT NO. 20010118-0005696; HOA CHARTER OF RECORD IN BOOK 10659, PAGE 15; AND CONVEYANCE OF OPEN SPACE TO HOA OF RECORD IN INSTRUMENT NO. 20010719-0076872, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT SHE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 5557 Nevil Point, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130016357 DEEDWARR
Recvd: 02/27/13 14:29 2 pgs
Fees:13.00 Taxes:1194.73
20130227-0019689

Witness my/our hand(s) this 22nd day of February, 2013.

Hamid Durani

Khalida Durani

Khalida Durani

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hamid Durani and Khalida Durani, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of February, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903