File No.: 13031348

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 12/19/16

(AFFIX SEAL)

SUSANNE E. MARLOWE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20130031849 DEEDWARR
Recvd: 04/18/13 10:42 2 pgs
Fees:13.00 Taxes:35.15
20130418-0038603

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ebrahim and Yvonne Almassi	Same	1630016800
(NAME)	(NAME)	
141 Dekewood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beverly Brownlee, Frances Sullivan, and Ann Gammon**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto **Ebrahim Almassi and wife, Yvonne C. Almassi**, 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 the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Ray Brantley, Jr., Surveyor, dated July 30, 1967, as follows: Beginning at a point on the southerly margin of Cane Ridge Road 30 feet south of the northwest corner of the property conveyed to H. McCloud and wife, of record in Book 3619, page 143, and corrected by instrument of record in Book 3644, page 581, Register's Office for said County; thence with McCloud's westerly line south 15 deg. 30' west 157.2 feet to an iron pin; thence north 65 deg. 12' west 130 feet to an iron pin; thence north 18 deg. 38' east 121.9 feet to the southerly margin of Cane Ridge Road; thence with the southerly margin of said Road south 78 deg. 42' east 121.8 feet to the beginning, containing .40 of an acre, more or less.

Being the same property conveyed to William H. Sullivan and wife, Maude Sullivan, by Warranty Deed dated 08/30/1967 and filed for record on 08/31/1967 in Book 4166, page 797, of the Register's Office of Davidson County, Tennessee. The said William H. Sullivan died intestate leaving Maude Sullivan the surviving tenant by the entirety. The said Maude Sullivan died testate on 01/20/2004, and pursuant the Last Will of Testament of Maud E. Sullivan, aka Maude Sullivan, of record in the Probate Court of Davidson County, Tennessee, Case No. 12P916, the subject property was devised to Frances Sullivan, Beverly Brownee and Ann Gammon.

All matters including but not limited to an Easement of record in Instrument 20120228-0017172, said Register's Office.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5163 Hickory Hollow Parkway, Antioch, TN 37013

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, 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 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 hand this 12th day of April, 2013.

Beverly Brownlee

Frances Sullivan

Ann Gammon

State of Tennessee
County of Rutherford

Personally appeared before me Beverly Brownlee, Frances Sullivan, and Ann Gammon, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of April, 2013.

Notary Public
My Commission Expires: 5/17/2014

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
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