BILL GARRETT, Davidson County
Trans:T20130061853 DEEDWARR
Recvd: 07/19/13 14:03 2 pgs
Fees:13.00 Taxes:273.80
20130719-0075084

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0725

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of July, 2013

Notary Public
Commission Expires: 3/21/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Farokh Fani 508 Foothill Drive Nashville, TN 37217	New Owner	119-03-0-150.00

WARRANTY DEED

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,

Terry L. Burgess and wife, Rebecca T. Burgess

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Farokh Fani

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 Davidson County, Tennessee, being Lot No. 80 on the Plan of Hill-N-Dale, Section 2, of record in Plat Book 4175, Page 5, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Terry L. Burgess and wife, Rebecca T. Burgess by Warranty Deed from Third National Bank dated 6/11/90 and recorded 6/13/90 in Book 8130, Page 787, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 508 Foothill Drive, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of July, 2013.

Terry L. Burgess

Rebecca T. Burgess

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Terry L. Burgess and wife, Rebecca T. Burgess** 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 at Nashville, Tennessee Tennessee this 17th day of July, 2013.

CAROL T BAKER
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)