This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW13600

BILL GARRETT, Davidson County
Trans:T20130066698 DEEDWARR
Recvd: 08/05/13 09:36 2 pgs
Fees:13.00 Taxes:222.00
20130805-0081354

Send Tax Bills To:
Farokh Fani
1453 Bell Road, Suite 106
Nashville, TN 37211
New Owner is:
Farokh Fani
1453 Bell Road, Suite 106
Nashville, TN 37211

MAP: 162-03-0-300.00

PARCEL: 300.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jacquelyn Johnson and husband, Benny Johnson** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Farokh Fani**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **616 Tuscarora Ct., Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 154 on the Plan of Haywood Hills, Section 3, as of record in Book 4460, Pages 164 and 165, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jacquelyn Johnson and husband, Benny Johnson by Warranty Deed from The 616 Tuscarora Court Trust, L & O Farms, LLC, Trustee, dated 2/28/07 and recorded 3/6/07 in Instrument Number 20070306-0027530, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of August, 2013.

GRANTOR(S):

JACQUELYN JOHNSON

BENNY JOHNSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jacquelyn Johnson and Benny Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 1st day of August, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$60,000.00**.

AFFIANT

SWORN TO and subscribed before me this 1st day of August, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires:_____