WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130073480 DEEDWARR
Recvd: 08/26/13 12:00 2 pgs
Fees:13.00 Taxes:906.50
20130826-0089678

MST 2013-0746

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF August, 2013

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rangebar Merani	NEW OWNER	171 03 0B 060.00
(NAME)	(NAME)	
641 Old Hickory Blvd., #114		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Miranda B. Wilkes, now known as Miranda B. Wilkes Pyburn, a married person** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rangebar Merani, unmarried and Hassan Merani and Jehan Merani husband and wife, all as tenants in common with the rights of survivorship** 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. 107 on the Plan of Second Revision, Phase One, Section One, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 461, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Miranda B. Wilkes, unmarried by Warranty Deed from Angela C. Grett, unmarried of record at Instrument No. 20091130-0109440, dated November 24, 2009 and recorded on November 30, 2009, in the Register's Office for Davidson County, Tennessee. The said Miranda B. Wilkes having since married and now known as Miranda B. Wilkes Pyburn.

Lance J. Pyburn, joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7798, Page 843, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10393, page 111, Book 10628, page 817, Instrument No. 20050705-0076596 and Instrument No. 20000718-0070558, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws of record in Book 10126, Page 489 and Book 10275, page 959, in the Register's Office for Davidson County, Tennessee. Easement for sanitary sewer and/or storm drainage of record in Book 7358, Page 643, Book 7851, page

712, Book 7993, page 269, Book 9607, page 431, Book 9698, pages 81 and 124, Book 10012, page 756 and Book 10357, page 920, in the Register's Office for Davidson County, Tennessee. Easement for BellSouth of record in Book 10709, Page 143, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 641 Old Hickory Blvd., #114, Brentwood, TN 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 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 my/our hand(s) this 21st DAY OF Aug, 2013.

Miranda W. Pyburn
Miranda B. Wilkes Pyburn

Lance J. Pyburn

**Miranda W. Pyburn and Miranda B. Wilkes Pyburn are one and the same person. **

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Miranda B. Wilkes Pyburn and Lance J. Pyburn, with whom I am personally acquainted (or provided 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 21st day of Aug, 20___.

Notary Public

My Commission Expires: 7-5-14

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON