BILL GARRETT, Davidson County
Trans:T20130086010 DEEDWARR
Recvd: 10/04/13 11:30 2 pgs
Fees:13.00 Taxes:906.50

20131004-0104495

Return To:

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2013.

Notary Public
My commission expires: 12/03/13

13-1308-131990

Address of New Owner:	Send Tax Bills to:	Tax Information
Jodi Picarelli 3814 Barlow Drive Nashville TN 37211	Jodi Picarelli 3814 Barlow Drive Nashville, TN 37211	148-09-0-037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elyas S. Elyas, married, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Jodi Picarelli, a single woman, hereinafter called the Grantees, their successors 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. 43, on the Plan of Section Two, Haywood Heights, of record in Plat Book 2663, Page 13, as amended in Instrument No. 20051109-0135798, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elyas S. Elyas by deed from Nader Karshenas, unmarried, dated September 13, 2005, recorded September 20, 2005, of record in Instrument No. 20050920-0112971, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3814 Barlow Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of September, 2013.

Elyas S. Elyas

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elyas S. Elyas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 30th day of September, 2013.

Tabitha King
State of Tennessee at Large

My Commission expires 12/03/13

