WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF November 2013

Notary Public

MY COMMISSION EXPIRES: September 8, 2014

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130101504 DEEDWARR
Recvd: 12/03/13 14:25 2 pgs
Fees:13.00 Taxes:429.20
20131203-0123140

ROBBIN TEASLEY Notary Public Davidson County State of Tennessee My Commission Expires September 9, 2014

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 N. Mt. Juliet Road, Ste 110, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shauna L. Holman	Wilson Bank and Trust	096-06-0-211.00
(NAME)	(NAME)	
2950 Sinbad Drive	1436 West Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lebanon, TN, 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **David Sharifi, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shauna L. Holman, unmarried**, 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 all of Lot No. 217, on the Plan of Cloverhill, Section IV, of record filed in Plat Book 2133, Page 62, Register's Office for Davidson County, Tennessee, to which plan reference

BEING the same property conveyed to David Sharifi by deed of The Secretary of Veterans Affairs dated April 15, 2013, of record in Instrument #20130513-0047803 Register's Office for Davidson County, Tennessee.. Being the same property further conveyed to The Secretary of the Veterans Affairs, an Officer of the United States of America, by Substitute Trustee's Deed dated August 13, 2012, from Shapiro & Kirsch, LLP, as Substitute Trustee, and filed of record on August 18, 2012, in Instrument No. 20120817-0073751, as corrected in Instrument No. 20120904-0079434, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert H. Jackson, by Warranty Deed from Donald A. Jackson, dated August 9, 1999, and recorded August 11, 1999, in Book 11615, Page 741, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2950 Sinbad Drive, Nashville, TN 37214

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, has 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 hands this the 8 day of November, 2013.

David Sharifi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **David Sharifi**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of November, 2013.

ROBBIN TEASLEY
Notary Public
Davidson County, State of Tennessee
My Commission Expires September 9, 2014

Notary Public

My commission expires:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122