This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Eamon Baghernejad
336 Yorkshire Circle
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin American Mtg Co.
501 Corporate Ctr Dr #400
Franklin, TN 37067

MAP	**161**
GROUP	**11**
PARCEL	**007CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Randall Gish and wife, Laura Gish,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Eamon Baghernejad and Danielle Baghernejad, husband and wife as join tenants** , 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 Unit No. B-201 on the Resubdivision of Lot 1, Phase IV, Villages of Brentwood, of record in Plat Book 6900, page 471, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Randall Gish, unmarried, by deed from M. Katherine Bodri and husband, William A. Gallivan II, dated 11/15/2002, recorded 11/25/2002 of record in Instrument no. 20021125-0146167, Register's Office for Davidson County, Tennessee. The said John Randall Gish has since married Laura Gish and she joins in the conveyance to convey any and all interest that she may have in the above referenced property.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **336 Yorkshire Circle, Nashville, Tennessee 37211.**

BILL GARRETT, Davidson County
Trans:T20130101578 DEEDWARR
Recvd: 12/03/13 15:27 2 pgs
Fees:13.00 Taxes:431.05
20131203-0123242

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 **25th** day of **November, 2013.**

John Randall Gish

Laura Gish

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Randall Gish and wife, Laura Gish**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of November, 2013.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $116,500.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of November, 2013.

NOTARY PUBLIC

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

My Commission Expires: 6/15/14

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