RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-18268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 76,000.00

Affiant

Subscribed and sworn to before me, this 10th day of December, 2013.

Notary Public

My commission expires: 10/30/16

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

BILL GARRETT, Davidson County
Trans:T20130103939 DEEDWARR
Recvd: 12/12/13 11:59 2 pgs
Fees:13.00 Taxes:281.20
20131212-0125851

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES DAVID FISHER	New Owner	**162010C11400CO**
449 HICKORY GLADE DR		
ANTIOCH, TN 37013		

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 ACKNOWLEDGE, WE,

BRANDON J. RAFF and CATHERINE M. RAFF, MOTHER AND SON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES DAVID FISHER, an unmarried man

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. 114 on the Plan of Hickory Glade, Phase 2, of record in Plat book 6900, Page 41, Register's Office for Davidson County, Tennessee Records.

BEING THE SAME PROPERTY CONVEYED TO BRANDON J. RAFF AND CATHERINE M. RAFF, MOTHER AND SON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY QUITCLAIM DEED FROM CATHERINE M. RAFF, DATED 02/25/2013 AND RECORDED ON 04/19/2013 IN INSTRUMENT NUMBER 20130419-0039231, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALBO BEING THE SAME PROPERTY CONVEYED TO CATHERINE M. RAFF, UNMARRIED, BY WARRANTY DEED FROM MAYSAM SARFARAZ AND SEDIGHEH AFZALI, DATED 07/27/2012 AND RECORDED ON 08/01/2012 IN INSTRUMENT NUMBER 20120801-0067955, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO MAYSAM SARFARAZ AND SEDIGHEH AFZALI, BY QUITCLAIM DEED FROM MAYSAM SARFARAZ, UNMARRIED, DATED 05/12/2003 AND RECORDED ON 06/04/2003 IN INSTRUMENT NUMBER 20030604-0076940, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 449 HICKORY GLADE DR, ANTIOCH, TN 37013.

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 in 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 10th day of December, 2013.

B. Raff

BRANDON J. RAFF

Catherine M. Raff by her attorney in fact
by B. Raff

CATHERINE M. RAFF
BY: BRANDON J. RAFF
HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BRANDON J. RAFF as an individual and as attorney in fact for CATHERINE M. RAFF, the within named Grantor(s), with whom I am personally acquainted (or proved 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, at office, this 10th day of December, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY