BILL GARRETT, Davidson County
Trans: T20140003621 DEEDWARR
Recvd: 01/16/14 11:07 2 pgs
Fees: 13.00 Taxes: 588.30

20140116-0004462

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **November, 2013** Notary Public MY COMMISSION EXPIRES: 8/23/16 (AFFIX SEAL)

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Behzad M Omer and Hanna Haji	Sun Trust Mortgage, Inc	147 - 01 - 0 - 242.00
(NAME)	(NAME)	
611 Harding Place	4310 Nolensville Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN, 37211	
(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, **Marie Nelson Brown, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Behzad M Omer, unmarried and Hanna Haji, 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 Lot No. 258 on the Plan of Caldwell Hall, Section II, as of record in Plat Book 2900, page 96, Register's Office for said County.

Said Lot fronts 80 feet on the south side of Harding Place and runs back 151.6 feet on the west line and 149.7 feet on the east line, to a dead line in the rear on which it measures 80.05 feet.

BEING the same property conveyed to Robert J. Brown and wife, Marie Nelson Brown by deed from Charles William Parrish and wife, Elizabeth D. Parrish dated April 25, 1972, of record in Book 4598, page 426, Register's Office for Davidson County, Tennessee. The said Robert J. Brown is deceased as of June 12, 2012 and Marie Nelson Brown is conveying the said property individually.

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 611 Harding Place, 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 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 **15th** day of **November, 2013**

Marie Nelson Brown

Marie Nelson Brown
By: Patricia B. Dishman, Attorney in Fact

By: Patricia Brown Dishman,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Patricia B. Dishman**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Marie Nelson Brown**, and who acknowledged that she executed the same as the free act and deed of the said **Marie Nelson Brown**, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20100113-0003070, said Register's Office.

Witness my hand and official seal, this **15th** day of **November, 2013**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON