WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140006693 DEEDWARR
Recvd: 01/29/14 12:31 2 pgs
Fees:13.00 Taxes:839.90

20140129-0008112

G-RG-13-0817

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Gregory L. Poffenberger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Gregory L. Poffenberger (NAME)	**Academy Mortgage Corporation** (NAME)	
817 Magnolia Court East (ADDRESS)	**100 Bluegrass Commons #2300** (ADDRESS)	**142-11-B-36.00 CO**
Nashville, TN 37221 (CITY) (STATE) (ZIP)	**Hendersonville, TN 37075** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **OMAR M. MERANI AND WIFE BAYAN H. MERANI,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GREGORY L. POFFENBERGER, A SINGLE PERSON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 36, MAGNOLIA PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 729, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO OMAR M. MERANI AND WIFE, BAYAN H. MERANI BY WARRANTY DEED FROM TODD EVANS AND WIFE, CHRISTINA EVANS, RECORDED ON THE 8TH DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050208-0014846, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 729 AND BOUNDARY PLAT OF RECORD IN BOOK 9700, PAGE 220; RESTRICTIVE COVENANTS OF RECORD IN BOOK 9367, PAGE 807; CHARTER OF RECORD IN BOOK 9391, PAGE 887 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is ( ) **unimproved** (X) **improved** property known as **817 Magnolia Court East Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 24th day of January, 2014.

Omar Merani by Hassan Merani
Omar M. Merani by Hassan Merani,
Attorney in Fact Attorny In Fact

Bayan Merani by Hassan Merani
Bayan H. Merani by Hassan Merani,
Attorney in Fact Attorny In Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared HASSAN MERANI to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of OMAR M. MERANI AND BAYAN H. MERANI and who acknowledged he executed the same as the free act and deed of the said OMAR M. MERANI AND BAYAN H. MERANI.

Witness my hand and official seal, this the 24th day of January, 2014.

Notary Public
My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212