File 25799-8

Box 14

BILL GARRETT, Davidson County
Trans:T20140019081 DEEDWARR
Recvd: 03/21/14 13:04 2 pgs
Fees:13.00 Taxes:577.20
20140321-0023475

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 156,000.00

Affiant

Subscribed and sworn to before me, this 14th day of March, 2014.

Notary Public

My commission expires: 11-15-15

DIANA AUBIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BARZAN HAWRAMY **AZHIM HAWRAMY**	**Peoples Home Equity Inc**	**09015010200**
618 COMET DRIVE	**5205 Maryland Way, Ste100**	
NASHVILLE, TN 37209	**Brentwood, TN 37027**	

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,

CHARLES EDWARD MOSS AND WIFE PATSY MOSS

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

BARZAN HAWRAMY and AZHIM HAWRAMY, husband and wife

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:

Being lot No. 1055 on the Plan of Charlotte Park, Section 14, as of record in book 3300, page 29, Register's Office for said County.

Said lot No. 1055 fronts 86 feet on the northerly side of Comet Drive and runs back between lines 161.1 feet on the easterly side and 179.9 feet on the westerly side, which is a broken line, to a line in the rear on which it measures 20 feet.

BEING THE SAME PROPERTY CONVEYED TO CHARLES EDWARD MOSS AND WIFE PATSY MOSS, WARRANTY DEED FROM WILLIAM MARK WYATT AND WIFE LYNDA F. WYATT, DATED 10/26/1983 AND RECORDED ON 10/28/1983 IN BOOK 6165, PAGE 249, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $10.00.

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 618 COMET DRIVE, NASHVILLE, TN 37209.

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 14th day of March, 2014.

CHARLES EDWARD MOSS

PATSY MOSS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHARLES EDWARD MOSS and PATSY MOSS, 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 14th day of March, 2014.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015