WARRANTY DEED

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **April, 2014.**

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaveh Gharaei	Highlands Residential Mortgage, Ltd. ISAOA	144-00-0-021.00
(NAME) 6017 Hillsboro Pike	(NAME) 12001 North Central Expressway, Suite 750	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Dallas, TX, 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140030277 DEEDWARR
Recvd: 05/02/14 11:45 2 pgs
Fees:13.00 Taxes:2035.00

20140502-0037350

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Robert N. Johnson and wife, Cindy T. Johnson,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kaveh Gharaei, unmarried**, hereinafter called the Grantee, his 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. 15 on the plat of Greennhills Realty Company's Forest Hills Community Subdivision of record in Book 3600, page 81, Register's Office of Davidson County, Tennessee, and formerly being the easterly 495 feet of Lot No. 15 on the Map of Bransford Realty Company's Subdivision of a part of Lot No. 1 of the James Boyd Land, as of record in Book 547, page 140, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 15, and now known as Lot No. 15, fronts 200 feet on the westerly side of Hillsboro Road and extends back between lines 495 to a dead line, measuring approximately 200 feet thereon.

BEING the same property conveyed to Robert N. Johnson, Jr. and wife, Cindy T. Johnson by Warranty Deed dated April 11, 1985 from Dianne F. Doak and husband William Doak and filed of record in Book 6532, page 989, Register's Office for Davidson County, Tennessee.

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.

This is improved property, known as 6017 Hillsboro Pike, Nashville, TN 37215

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 **30th** day of **April, 2014**.

Robert N. Johnson Jr

Cindy T. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Robert N. Johnson Jr and wife, Cindy T. Johnson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **April, 2014**.

Notary Public

My commission expires:
3/6/18

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122