BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul B. Wood	Franklin Synergy Bank	161-06-0-224.00
(NAME)	(NAME)	
5174 Whitaker Dr.	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Bhar A. Berwari, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul B. Wood and Sarah C. Wood, 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:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Huntington Park, as shown on plat of record in Plat Book 4175, Page 108, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bhar A. Berwari, an unmarried woman, by deed of record in Instrument No. 20080702-0068626, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Bhar Berwari by Rubad Berwari as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20140414-0030836, in the Register's Office for Davidson County, Tennessee. Bhar Berwari being one and the same as Bhar A. Berwari.

unimproved ☐

This is improved ☒ property, known as 5174 Whitaker Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20140034641 DEEDWARR
Recvd: 05/19/14 10:12 2 pgs
Fees:13.00 Taxes:701.15
20140519-0042730

Witness my hand this 16th day of May, 2014.

Bhar A Berwari by Rubad Berwari her attorney in fact

Bhar A. Berwari by Rubad Berwari her attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 16th day of May, 2014 before me personally appeared Rubad Berwari, the person who executed the foregoing instrument on behalf of Bhar A. Berwari, and acknowledged that he executed the same as the free act and deed of the said Bhar A. Berwari, through Power of Attorney granted he by the said Bhar A. Berwari.

Witness my hand and official seal at Franklin, Tennessee this 16th day of May, 2014.

Commission expires:

Notary Public