BILL GARRETT, Davidson County
Trans:T20140038099 DEEDWARR
Recvd: 06/02/14 09:48 2 pgs
Fees:13.00 Taxes:795.50
20140602-0046998

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0363

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Jessica Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of May, 2014

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
Commission Expires: 9/21/2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jess Oathout 309 Roundhill Cove Nashville, TN 37211	New owner	172-12-0B-153.00 CO

WARRANTY DEED

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,

Hishyar J. Bamerni and wife, Zena Bamerni

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jess Oathout and Laura MacNaughton, as joint tenants with rights of survivorship.

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. 408 on the plan of Section Eight, Bradford Hills, of record in Book 7900, Pages 387 and 388, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Hishyar J. Bamerni and wife, Zena Bamerni, by Warranty Deed from Cendant Mobility Financial Corporation, a Delaware Corporation, dated 3/9/05 and recorded 4/6/05 in Instrument No. 20050406-0037883, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 309 Roundhill Cove, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8 day of May, 2014.

Hishyar J. Bamerni

Zena Bamerni

Iraq)
City of Erbil) ss:
Consulate General of the United States of America)

Personally appeared before me, the undersigned, an officer of the United States of America, duly commissioned, and qualified, do certify that on this 8 day of May, 2014, the within named Hishyar J. Bamerni and Zena Bamerni, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Susan M. Plott
Consul of the United States of America at Erbil,
Iraq holding an indefinite commission

Consul

my commission Expires:

INDEFINITE

Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood. TN 37027