WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140041941 DEEDWARR
Recvd: 06/13/14 11:10 2 pgs
Fees:13.00 Taxes:555.00
20140613-0051800

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of June, 2014

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bahman Barati, Shahnaz Shoroush, Parvin Vafai and Jamshid Sharifi	~~Cash Transaction~~ New Owner	~~043050 171.00~~ ~~043050 172.00~~
(NAME)	(NAME)	
626 ~~& 630~~ North Gallatin Pike	Same	
(ADDRESS)	(ADDRESS)	043050 171.00
Madison, TN 37115	, ,	043050 172.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jeremy Holmes**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bahman Barati and Shahnaz Barati, husband and wife and Parvin Vafai, unmarried and Jamshid Sharifi, unmarried**, 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, described as follows:

Being Lot No. 2 of Block B on the Map of Overlook Estates of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 54 feet on the easterly side of Gallatin Road and runs back between parallel lines 150 feet to a dead line in the rear.

and

Being Lot No. 3 of Block B on the Map of Overlook Estates of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 54 feet on the easterly side of Gallatin Road and runs back between parallel lines, 150 feet to a dead line in the rear.

BEING the same property conveyed to Jeremy Holmes by Warranty Deed from Eric Todd Davis dated November 18, 2003, of record in Instrument No. 20031121-0170021, 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.

unimproved ☐
This is improved ☑ property, known as 626 & 630 North Gallatin Pike, Madison, TN 37115

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, has 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.

Witness our hands this **9th** day of **June, 2014**

x _____
Jeremy Holmes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Daniel Jensen, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jeremy Holmes and who acknowledge that he/she executed the same as the free act and deed of the said Jeremy Holmes by virtue of a Power of Attorney, duly executed and appearing of record in ~~Book~~ _____, ~~Page~~ _____, said Register's Office.
Inst# 20140613005179 9
WITNESS my hand and official seal at Nashville, Tennessee this 9th day of June, 2014.

Witness my hand and official seal, this **9th** day of **June, 2014**

_____
Notary Public

My commission expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

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