Return To: Perdnne & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140042786 DEEDWARR
Recvd: 06/17/14 12:57 2 pgs
Fees:13.00 Taxes:2700.63
20140617-0052741

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0398

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,900.00

Hillary Torrence
Affiant

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Kristen Jacoby
Notary Public
Commission Expires: 09-19-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
John White 1216 Saxon Dr Nashville, TN 37215	New owner	145-03-0-070.00

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,

Ali Hemyari and wife, Caroline Dickens, now known as Caroline K. Hemyari

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

John White

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. 11 on the Plan of Hillmont Estates, Section One, of record in Plat Book 3700, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Ali Hemyari and Caroline Dickens, both unmarried, by Warranty Deed from Ivan Debraganca and wife, Maria L. Debraganca dated 5/10/12 and recorded 5/11/12 in Instrument Number 20120511-0041102; and the same property previously conveyed to Ivan Debraganca and wife, Maria L. Debraganca by Quitclaim Deed from Ivan Debraganca (through D. Mark Lineberry, Trustee) to create a tenancy by the entirety, dated 4/4/07 and recorded 4/5/07 in Instrument Number 20070405-0040967 (see also Scrivener's Affidavit in Instrument Number 20070807-0094221); and previously conveyed to Ivan Debraganca by Warranty Deed from Christopher Carvalho, unmarried, dated 1214/05 and recorded 12/16/05 in Instrument Number 20051216-0151107, 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: 1216 Saxon Dr, 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 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 13th day of June, 2014.

6/13/14

Ali Hemyari

6/13/14

Caroline Dickens, now known as Caroline K. Hemyari

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ali Hemyari and Caroline Dickens, now known as Caroline K. Hemyari** 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 and official seal at Brentwood, Tennessee this 13th day of June, 2014.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2015

Notary Public
My Commission Expires:

(Notary Seal)