THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Douglas W. Puryear Annie Puryear 1505 Constitution Avenue Nashville, TN 37207	Franklin American Mortgage Company 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	41-6-A-3.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $224,900.00

BILL GARRETT, Davidson County
Trans:T20140059647 DEEDWARR
Recvd: 08/14/14 09:22 2 pgs
Fees:13.00 Taxes:832.13
20140814-0073344

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2014.

Notary Public

My Commission Expires: 3-27-18
(Affix Seal)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Hamidreza Parsa, married, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Douglas W. Puryear and Annie Puryear, husband and wife, as joint tenants with right of survivorship ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 3 as shown on the Final Plat of Liberty Place (formerly known as Bell Grimes), a Cluster Subdivision, of record in Instrument No. 20060606-0066841, as amended by Surveyor's Certificate of Correction of record in Instrument No. 2060614-0070620, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being part of the same property conveyed to Hamidreza Parsa, by Special Warranty Deed from REDUS Nashville Housing, LLC, dated 12/06/2013, of record in Instrument No. 20131211-0125545, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: **1505 Constitution Avenue, Nashville, TN 37207**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **12th** day of **August, 2014.**

GRANTOR(S)

Hamidreza Parsa

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Hamidreza Parsa** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **12th** day of **August, 2014.**

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

My Commission Expires: