File Box 8

BILL GARRETT, Davidson County
Trans: T20140064495 DEEDWARR
Recvd: 08/29/14 14:23 3 pgs
Fees: 18.00 Taxes: 425.50
20140829-0079285

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53739
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hussien A. Bazirki Semire Bazirki 309 Marigold Dr. Nashville, TN 37211	New Owner

TAX MAP-PARCEL NUMBERS: 13315002100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$115,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Janice G. Brons, now known as Janice Brons Haggard and Howard Glen Brons, Jr. as Executors for The Last Will & Testament of Delia D. Brons, deceased, and Howard Glen Brons, Jr., Steven Michael Brons, Gary Mitchell Brons, Kevin Duane Brons, Troy Keith Brons, Brian Scott Brons, Janice Brons Haggard and Diane Brons Butler, devisees under The Last Will & Testament of Delia D. Brons, deceased., hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Hussein A. Bazirki and wife, Semire Bazirki hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Highview Acres, of record in Book 2331, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard G. Brons and wife, Delia B. Brons by deed from Thomas H. Durham and wife, Barbara Ann Durham, dated January 14, 1969, recorded January 14, 1969 in Book 4301, Page 685, Register's Office for Davidson County, Tennessee. Howard G. Brons having since died. Delia B. Brons subsequently died and by The Last Will and Testament of Delia D. Brons, of record in Docket No. 14P582 in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division) appointed Janice G. Brons, now known as Janice Brons Haggard and Howard Glen Brons, Jr. as Executors, and devised all real property to her children, Howard Glen Brons, Jr., Steven Michael Brons, Gary Mitchell Brons, Kevin Duane Brons, Troy Keith Brons, Brian Scott Brons, Janice Brons Haggard and Diane Brons Butler.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331 Page 52, said Register's Office, which Plan shows a 10 foot minimum building setback line from Marigold Drive and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 X 20 foot utility anchor easement located on the southeasterly front corner of said lot; an easement for sanitary sewers and/or storm drainage granted to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6421, Page 930, said Register's Office.

This is improved property, known as: 312 Marigold Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of August, 2014.

Howard Glen Brons, Jr. , Executor of The Last Will and Testament of Delia D. Brons, deceased

Janice G. Brons-Haggard Executor of The Last Will and Testament of Delia D. Brons, deceased

Howard Glen Brons, Jr. Devisee under The Last Will and Testament of Delia D. Brons, deceased

Janice G. Brons Haggard, devisee under The Last Will and Testament of Delia D. Brons, deceased

Steven Michael Brons , devisee under The Last Will and Testament of Delia D. Brons, deceased

Gary Mitchell Brons, devisee under The Last Will and Testament of Delia D. Brons, deceased

Kevin Duane Brons, Devisee under The Last Will and Testament of Delia D. Brons, deceased

Troy Keith Brons, devisee under The Last Will and Testament of Delia D. Brons, deceased

Diane Brons Butler , devisee under The Last Will and Testament of Delia D. Brons, deceased

Brian Scott Brons, devisee under The Last Will and Testament of Delia D. Brons, deceased

State of TENNESSEE

County of DAVIDSON

On this 7th day of August, 2014 , before me the undersigned authority, personally appeared Janice G. Brons, now known as Janice Brons Haggard and Howard Glen Brons, Jr. as Executors for The Last Will & Testament of Delia D. Brons, deceased, and Howard Glen Brons, Jr., Steven Michael Brons, Kevin Duane Brons, Troy Keith Brons, Brian Scott Brons, Janice Brons Haggard and Diane Brons Butler, devisees under The Last Will & Testament of Delia D. Brons, deceased, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

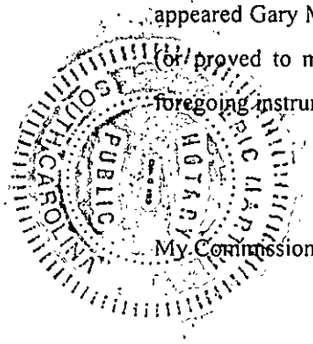
My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary

State of South Carolina
County of Greenville

On this 20 day of August, 2014, before me the undersigned authority, personally appeared Gary Mitchell Brons, devisee under The Last Will & Testament of Delia D. Brons, deceased, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



My Commission Expires: 9/8/2016

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Sworn and subscribed before me this the 27th day of August, 2014

Notary Public

My Commission Expires: _____

