WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/23/18
(AFFIX SEAL)

CRYSTAL B. MOFFAT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-13ec

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali Nouri	Reliant BANK	181-10-0-A
(NAME)	(NAME)	(MAP)
7217 Autumn Crossing Way	101 Creekstone Blvd. #200	233.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Franklin, Tn. 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Lori G. Christian (formerly known as Lori M. Genes) and husband Augustine W. Christian II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ali Nouri and Maryam Rivaz, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 704 on the Plan of the Final Plat of Phase Seven, Autumn Oaks Subdivision, of record in Plat at Instrument No. 20050725-0086194, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lori M. Genes (now known as Lori G. Christian) and Augustine W. Christian, II, as joint tenants with right of survivorship by deed from Corby L.M. Schmalz and wife, Rosalie E. Schmalz, of record in Instrument No. 20080903-0090173, Register's Office for Davidson County, Tennessee, dated August 29, 2008 and recorded on September 03, 2008.

This conveyance is made subject to (1) property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to Grantors 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.

This is ( ) unimproved (X) improved property, known as: 7217 Autumn Crossing Way, Brentwood, Tennessee 37027

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, 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140073169 DEEDWARR
Recvd: 09/30/14 09:04 2 pgs
Fees:13.00 Taxes:1006.40

20140930-0089771

Witness my/our hand(s) this 19th day of September, 2014.

Lori G. Christian
By Augustine W. Christian II, Attorney in Fact

Augustine W. Christian II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Augustine W. Christian II with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office in Brentwood, Tennessee, on this the 26th day of September, 2014.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Augustine W. Christian II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Lori G. Christian, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Lori G. Christian, the bargainor, by the said Augustine W Christian II, as Attorney in Fact.

Witness my hand and official seal at office in Brentwood, Tennessee, on this the 26th day of September, 2014.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015