BILL GARRETT, Davidson County
Trans:T20140073704 DEEDWARR
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Fees:23.00 Taxes:2035.00
20141001-0090440

THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
HAYNES, FREEMAN & BRACEY, PLC
Post Office Box 527
140 North Main Street
Goodlettsville, Tennessee 37070
(615) 859-1328

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Kuvan Babiry and Ramazan Babiry 3629 Donna Kay Drive Nashville, Tennessee 37211	New Owner(s)	086-01-0-094.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LARRY J. PATANA, JR. and DORIS S. PATANA, each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto KUVAN BABIRY, a married man, and RAMAZAN BABIRY, a married man, each a resident of the State of Tennessee (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1008 Hickory Hill Lane, Hermitage, Tennessee 37076. Said Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds themselves and their heirs to warrant and forever defend the title to the Subject Property to Grantee, their successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, we have hereunto set our signatures, this 29 day of September, 2014.

GRANTOR:

LARRY J. PATANA, JR.

DORIS S. PATANA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, LARRY J. PATANA, JR. and DORIS S. PATANA, the within named bargainors, each a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who each acknowledged that he / she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 29 day of September, 2014.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Five Hundred Fifty Thousand and 00/100 Dollars ($550,000.00).

KUVAN BABIRY

Sworn to and subscribed before me, this 29 day of September, 2014.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Resubdivision of Lot 7, Freeman & Hurd Property, of record in Plat Book 5190, page 689, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Larry J. Patana, Jr. and wife, Doris S. Patana, by deed of record in Book 8954, page 97, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 5190, page 689, said Register's Office.

3. Easement reserved for ingress and egress of record in Book 6041, page 106, said Register's Office.

4. Grant of Easement in Book 5628, page 748, and Assignment of Easement Rights of record in Book 6439, page 430, said Register's Office.

5. Grant of Easement in Book 11404, page 754, said Register's Office.

6. Parties in possession under one or more certain leases.