BILL GARRETT, Davidson County
Trans:T20140078973 DEEDWARR
Recvd: 10/20/14 16:16 2 pgs
Fees:13.00 Taxes:1028.23
20141020-0096760

(1)

Mail 2o:

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1356

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan Jones 7021 Poplar Creek Trace Nashville, TN 37221	Same as new owner	155080A01600CO

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $277,900.00

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2014.

Notary Public

My Commission Expires:
(Affix Seal)

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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 **A. Babak Banyan and wife Leila R. Banyon, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Ryan Jones, an unmarried person ("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 16, PHASE 1, POPLAR CREEK ESTATES, as shown on plat of record in Plat Book 6250, Page 647, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to A. Babak Banyan, and wife, Leila R. Banyan by Warranty Deed from Carl Brett Young and Anna Janelle Wilde, married, now known as Anna Janelle Young, recorded on the 21st day of June, 2004 in Instrument No. 20040621-0073192, re-recorded at Instrument No. 20040726-0089262, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **7021 Poplar Creek Trace, Nashville, TN 37221**

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 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 _____ day of **October, 2014.**

GRANTOR(S)

A. Babak Banyan

Leila R. Banyon

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 **A. Babak Banyan and Leila R. Banyon** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 15th day of **October, 2014.**

Notary Public
My Commission Expires: 06/01/2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015