#8857

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

LATREE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

Y-KW-14-5116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Azad I. Rhamadhani and Jenar Armaghani	Movement Mortgage	
(NAME) **5116 Parishwood Ct.**	(NAME) 841 Seahawk Circle	**161-03-0-111.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **SHELLEY HAZELWOOD, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELMORA HOOPER AND SHELLEY HAZELWOOD, INDIVIDUALLY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **AZAD RHAMADHANI* AND JENAR ARMAGHANI,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

*married
**unmarried

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Two, McMurray Meadows of record in Plat Book 4955, Page 58, in the Register's Office for Davidson County, Tennessee.

Said lot No. 34 fronts 65.00 feet on the broken northerly margin of Parishwood Court and extends back 172.51 feet on the easterly line and 176.63 feet on the westerly line to a dead line in the rear, measuring 58.96 feet thereon.

Being the same property conveyed to Elmora F. Hooper, unmarried by deed from Brett C. Young and wife, Amy Jill Young of record in Instrument No. 20010705-0071701 Register's Office for Davidson County, Tennessee, dated June 29, 2001 and recorded on July 5, 2001. Elmora F. Hooper having since died on September 22, 2012. Last Will and Testament (Docket No. 13P-1045, Seventh Circuit Court for Davidson County, Tennessee, Probate Division) of Elmora F. Hooper appoints Shelley Hazelewood as Executrix of her probate estate and directs that said property shall be administered as part of her probate estate.

Shelley Hazelwood, individually, joins in this instrument to convey any and all interest she may have received under Last Will and Testament of Elmora F. Hooper.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 58, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5104, Page 793, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5116 Parishwood Ct. , 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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:T20140083148 DEEDWARR
Recvd: 11/04/14 11:03 2 pgs
Fees:13.00 Taxes:521.70

20141104-0101740

Witness my/our hand(s) this the 21ST DAY OF OCTOBER, 2014.

Estate of Elmora F. Hooper

BY: _____, personal representative
Shelley Hazelwood, Personal Representative

_____
Shelley Hazelwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELLEY HAZELWOOD, PERSONAL REPRESENTATIVE of the ESTATE OF ELMORA HOOPER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of October, 2014.

_____
Notary Public
My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELLEY HAZELWOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2014.

_____
Notary Public
My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212