BILL GARRETT, Davidson County
Trans:T20140084435 DEEDWARR
Recvd: 11/07/14 14:56 2 pgs
Fees:13.00 Taxes:288.60
20141107-0103243

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-1096

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of October, 2014

Notary Public
Commission Expires: 3/24/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Farokh Fani 3337 Towne Village Drive Antioch, TN 37013	Farokh Fani 1453 Bell Road, Suite 106 Nashville, TN 37211	150-11-0-064.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Cynthia Jane Witham and David Witham

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Farokh Fani

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 172 on the Plan of Section Two, Towne Village of the Country, of record in Book 5200, Page 176 & 177, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cynthia Jane Witham and David Witham, husband and wife, by Quitclaim Deed from Cynthia Jane Witham dated 04/21/2010 and recorded 04/27/2010 of record in Instrument No. 20100427-0031866, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3337 Towne Village Drive, Antioch, TN 37013.

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

Dated this the 31st day of October, 2014.

Cynthia Jane Witham

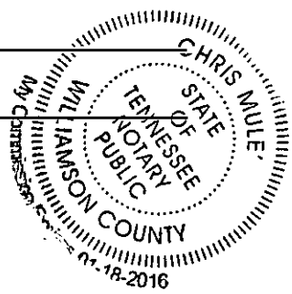
David Witham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia Jane Witham and David Witham** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal Brentwood, Tennessee this 31st day of October, 2014.

Notary Public
My Commission Expires: _____



(Notary Seal)