File Box 8

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140087937 DEEDWARR
Recvd: 11/21/14 14:29 2 pgs
Fees:13.00 Taxes:4255.00
20141121-0107526

File #14-1403

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter R. Green, Jr., widower**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Johan Van Jaarsveld and Naira Baregamian, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9, Block 6, on the Plan of Woodmont Estates, as of record in Plat Book 974, Page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter R. Green, Jr. and wife, Deborah E. Green by Warranty Deed from Victor H. Rumore and wife, Della C. Rumore, in the amount of $228,000.00, dated December 27, 1996, of record in Book 10306, Page 678, Register's Office for Davidson County, Tennessee. Deborah E. Green is deceased.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3503 Echo Hill, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 20th day of November, 2014.

Walter R. Green, Jr.

State of Tennessee)
County of Davidson)

On this 20th day of November, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Walter R. Green, Jr., the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17



State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,150,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of November, 2014.

Notary Public

My Commission Expires: 5-8-17



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Johan Van Jaarsveld	Bank of Nashville, div Synovus Bank	117-10-1.00
3503 Echo Hill	401 Church Street	
Nashville, TN 37215	Nashville, TN 37219	