RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150004689 DEEDWARR
Recvd: 01/20/15 13:49 2 pgs
Fees: 13.00 Taxes: 99.90
20150120-0005513

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $27,000.00.

Atha Taylor
Affiant

Subscribed and sworn to me on January 15, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28149SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hozan Barwari and Lokman Rashid 7312 S. Colony Court Nashville, TN 37221	NEW OWNER	173-01-0-067.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Atha Taylor, unmarried**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Hozan Barwari, married, and Lokman Rashid, married**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 351, as shown on the Final Plat of Monte Carlo Estates, Section 1, of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Atha Taylor, unmarried by Warranty Deed from James Gregory Pearson, a single person dated, February 28, 2011 and recorded in Instrument No. 20110307-0017959, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Antioch City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as unimproved property located at 234 Cedarview 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 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 my/our hand(s) this 15th day of January, 2015.

Atha Taylor

Atha Taylor

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 15, 2015, before me personally appeared Atha Taylor, 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 that (s)he executed the same as her free act and deed.

Witness my hand and official seal on January 15, 2015.

Todd Bricker

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017