WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015398 DEEDWARR
Recvd: 03/03/15 08:50 2 pgs
Fees:13.00 Taxes:943.13
20150303-0018238

P-CPC-15-5502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00.

Affiant James E Sutter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY FRANCES RUDY

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)
James E. Sutter	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **5502 Oakmont Circle**	(NAME) **2002 Richard Jones Rd., Ste. 300A**	**103-07-0-005.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37215**	
(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, I/we **ARMEN SAFARIAN, MARRIED, AND RUSSELL BUCHI, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES E. SUTTER, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section One, Richland Meadows of record in Plat Book 2083, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 60 feet on the North side of Oakmont Circle and runs back 93 feet on the East line and 123 feet on the West line to a dead line in the rear on which it measures 67.1 feet.

Being the same property conveyed to Armen Safarian and Russell Buchi by Bankruptcy Trustee's deed from Eva M. Lemeh, Trustee of record in Instrument No. 20140721-0064443 Register's Office for Davidson County, Tennessee, dated July 17, 2014 and recorded on July 21, 2014.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 40;
- Restrictions of record in Book 2152, Page 121, amended in Book 2195, Page 256;
- Deed of Conveyance (for water mains) to the City of Nashville of record in Book 2290, Page 293, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5502 Oakmont Circle , Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 27th DAY OF FEBRUARY, 2015.

Armen Safarian

Russell Buchi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARMEN SAFARIAN AND RUSSELL BUCHI, 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 27th of February, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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