WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150026190 DEEDWARR
Recvd: 04/08/15 12:05 2 pgs
Fees:13.00 Taxes:462.50
20150408-0030902

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 5/15/16

(AFFIX SEAL)

TAYLA E. LODER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 2, 2016

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite.104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Perry	Access National Mortgage, A Division of Access National Bank	13308008100
(NAME)	(NAME)	
836 Reischa Court	1800 Robert Fulton Drive, Ste. 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Hozan M. Barwari,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brandon Perry, a single man,** 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, Tennessee, being Lot(s) 76, as shown on the map entitled Addition Greenwood Hills, Section 3, of record in Plat Book 5200, Page 33, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hozan M. Barwari, by deed of record in Instrument No. 20141204-0111080 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☐ property, known as 836 Reischa Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 6th day of March, 2015.

Hozan M. Barwari

State of Tennessee
County of Williamson

Personally appeared before me Hozan M. Barwari, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of March, 2015.

Notary Public
My Commission Expires: _____

File No.: 9349

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017