Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0415

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20150026757 DEEDWARR
Recvd: 04/10/15 08:37 2 pgs
Fees:13.00 Taxes:259.00
20150410-0031510

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of April, 2015

Notary Public
Commission Expires: 3/24/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Farokh Fani 1307 Vultee Boulevard Nashville, TN 37217	Farokh Fani 1453 Bell Road, Suite 106 Nashville, TN 37211	120-02-0-075.00

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,

Steven R. Talley

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, Tennessee, being Lot No. 15 on the Map of Stardust Acres, as of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 15 fronts 60 feet on the south side of Vultee Boulevard and runs back between parallel lines 170 feet to a dead line.

BEING the same property conveyed to Steven R. Talley by Warranty Deed from Peggy J. Dyer and Barbara Jean Mears, heirs at law of Violet A. Baker, deceased, dated 11/26/03 and recorded 12/9/03 in Instrument Number 20031209-0176452, Register's Office for Davidson County, Tennessee. (Heirship Affidavit of record in Instrument No. 20031209-0176450, 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: 1307 Vultee Boulevard, Nashville, TN 37217.

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 31 day of March, 2015.

Steven R. Talley

STATE OF KENTUCKY
COUNTY OF Fayette

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

Witness my hand and official seal at Lexington (city) Kentucky (state), this 31 day of March, 2015.

JODIE LYNN CULVER
COMMISSION NO.
NOTARY
PUBLIC
514755
STATE AT LARGE, KY

(Notary Seal)

Notary Public
My Commission Expires: 07/07/2018