WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00

CANDELARIO REYNA B.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. JOHN GREGORY HARDEMAN My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kiara Deyanira Reyna	SAME	
(NAME)	(NAME)	
5159 Hickory Hollow Pkwy.		163 168.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **EBRAHIM ALMASSI AND WIFE, YVONNE C. ALMASSI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIARA DEYANIRA REYNA, UNMARRIED,** 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 the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Ray Brantley, Jr., Surveyor, dated July 30, 1967, as follows: Beginning at a point on the Southerly margin of Cane Ridge Road 30 feet South of the Northwest corner of the property conveyed to H. McCloud and wife, of record in Book 3619, Page 143, and corrected by instrument of record in Book 3644, Page 581, Register's Office for said County; thence with McCloud's Westerly line South 15 deg. 30' West 157.2 feet to an iron pin; thence North 65 deg. 12' West 130 feet to an iron pin; thence North 18 deg. 38' East 121.9 feet to the Southerly margin of Cane Ridge Road; thence with the Southerly margin of said Road South 78 deg. 42' East 121.8 feet to the beginning, containing .40 of an acre, more or less.

Being the same property conveyed to Ebrahim Almassi and wife, Yvonne C. Almassi by Warranty Deed from Beverly Brownlee, Frances Sullivan, and Ann Gammon, recorded on the 18th day of April, 2013 in Instrument No. 20130418-0038603, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) Easement for Right of Way/Telecommunications, recorded in Instrument No. 20120228-0017172, said Register's Office.

This is improved X property, known as 5163 Hickory Hollow Pkwy., Antioch, TN 37013
(unimproved)
(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.

BILL GARRETT, Davidson County
Trans:T20150037917 DEEDWARR
Recvd: 05/15/15 11:40 2 pgs
Fees:13.00 Taxes:101.75
20150515-0044875

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 14 day of May, 2015.

EBRAHIM ALMASSI

Yvonne Almassi

YVONNE C. ALMASSI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ebrahim Almassi and Yvonne C. Almassi, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of May, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public