WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150038811 DEEDWARR
Recvd: 05/19/15 11:30 2 pgs
Fees:13.00 Taxes:1295.00
20150519-0046031

BOX 10-A

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2015.

Notary Public

My commission expires: _____
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

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

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Omar S. Hamawandi **Dirakhshan M. Hamawandi**	SAME	**Map 172-06-0-A Parcel 077-00co**
5412 Incline Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cyrus Walker Alexander, III, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Omar S. Hamawandi and Dirakhshan M. Hamawandi, husband and wife

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. 87, on the Plan of Mountain View, Section 2, of record in Book 9700, Pages 656 and 657, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cyrus Walker Alexander, III and wife, Cecelia Perry Alexander, by Deed dated July 29, 2003 from Linda S. Longcore and Bruce Longcore, wife and husband, of record in Instrument No. 20030807-0112424, Register's Office for Davidson County, Tennessee. Cecelia Perry Alexander died September 7,2014.

Conveyance of the above described parcel of land is subject to the following:
1) The Plan of record in Book 9700, Pages 656 and 657, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Conveyance of common areas to Mountain View Homeowners' Association, Inc. of record in Book 10929, Page 984, and in Instrument No. 20110421-0030899, said Register's Office. 3) Declaration of Covenants, Conditions and Restrictions of Mountain View, of record in Book 10053, Page 239, and in Book 10496, Page 311, and Supplemental in Book 10919, Page 327, Register's Office for Davidson County, Tennessee. 4) By-Laws of Mountain View Homeowners' Association, Inc. of record in Book 10496, Page 388, Register's Office for Davidson County, Tennessee. 5) Charter of Mountain View Homeowners' Association, Inc. of record in Book 10496, Page 380, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as **5412 Incline Drive, Nashville, TN 37211**

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 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 hand(s) this 13 day of May, 2015.

Cyrus Walker Alexander, III

STATE OF North Carolina
COUNTY OF Guilford

Personally appeared before me, a Notary Public of said County and State, **Cyrus Walker Alexander, III,** the within named seller, 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 Greensboro (city), NC (state) this 13 day of May, 2015.

Notary Public

My Commission Expires: 8/17/16

VONDA HODGES WRIGHT
NOTARY PUBLIC
GUILFORD COUNTY, N. C.