WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/15 08:47 2 pgs
Fees:13.00 Taxes:2627.00
20150603-0051529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May

Notary Public

MY COMMISSION EXPIRES: 08-06-2019
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-06-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jamshid Sharifi	BancorpSouth	181 00 0 003.00
(NAME) 6567 Nolensville Rd	(NAME) 914 Murfreesboro Rd	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Ten Thousand And No/100 Dollars ($710,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alan T. King**, sole heir at law of Peggy F. King, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jamshid Sharifi**, 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:

Beginning at an iron pin in the west margin of U.S. 31A, said point being the northeast corner of the herein described property; thence leaving said U.S. 31A, South 63° West 304 feet to a point; thence South 2° 30' East 112 feet to a point; thence South 8° 15' East 127 feet to a point; thence South 55° East 174 feet to a point; thence 83° 30' East 116 feet to a point; thence northeasterly 227 feet to a point in the westerly margin of U.S. 31A; thence running with said margin North 35° West 70 feet to a point; thence North 31° 30' West 200.00 feet to the point of beginning.

Being the same property conveyed to Albert A. King and wife, Peggy F. King by Warranty Deed from Fidelity Federal Savings & Loan Association of Tennessee dated February 09, 1984 and recorded February 14, 1984 in Book 6230, Page 937, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Peggy F. King, an unmarried woman by Quitclaim Deed from Peggy F. King, a widow dated September 3, 2013 and recorded September 5, 2013 as Instrument No. 20130905-0094018, in said Register's Office for Davidson County, Tennessee. The said Peggy F. King having passed away 3/28/15. (2)

File Number: GRN-151363

A.T.K.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6567 Nolensville Road, Brentwood, TN 37027

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, has 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 our hands this 29th day of May, 2015.

Alan King

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Alan King the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2015.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018