This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 173040B001.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Hassan R. Sulaivani
6001 Blue Hole Way
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **LEWIS W CARTER AND WANDA L CARTER, HUSBAND AND WIFE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **HASSAN R. SULAIVANI and BEHAR MESHO, Husband and Wife**"Grantee(s)", Their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 1, on the Plan of Final Plat of Blue Hole Pointe, as shown by plat appearing of record in Instrument Number 20060531-0063584, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Lewis W. Carter and wife, Wanda L. Carter, by Warranty Deed from Three D Builders, LLC, dated February 23, 2007, appearing of record in Instrument Number 20070228-0024570, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Instrument Number 20060531-0063584, Register's Office for Davidson County, Tennessee.; Easement to Metro Nashville of record in Instrument Number 20050316-0028868 and Instrument Number 20101005-0079449, Register's Office for Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Blue Hole Pointe Subdivision of record in Instrument Number 20061212-0153449, Register's Office for Davidson County, Tennessee, By-Laws of Blue Hole Pointe Homeowners Association, of record in Instrument Number 20061212-0153449, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 6001 Blue Hole Way, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that They are lawfully seized and possessed of said parcel of real estate, and that They have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Themselves, Their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Their heirs and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20150044827 DEEDWARR
Recvd: 06/08/15 11:19 2 pgs
Fees:13.00 Taxes:851.00
20150608-0053455

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 27th day of May, 2015.

Lewis W Carter by Wanda L Carter
Lewis W. Carter by Attorney in Fact
Wanda L. Carter - Attorney-in-Fact

Wanda L Carter
Wanda L. Carter

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Wanda L. Carter, the within named 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 27th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 5-20-17

KAYLA L HARRINGTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Wanda L. Carter**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained in behalf of **Lewis W. Carter**, one of the within bargainors, and acknowledged that she executed the same as the free act and deed of the said **Lewis W. Carter** and for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same **Lewis W. Carter**, and of record in Record Book *, Page _____, of the Register's Office of Rutherford County, Tennessee. *Instrument # 20150608-0053454

WITNESS MY HAND AND OFFICIAL SEAL at office, this 27th day of May, 2015

NOTARY PUBLIC
My Commission Expires: 5-20-17

KAYLA L HARRINGTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

KAYLA L HARRINGTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 5-20-17

KAYLA L HARRINGTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD