BILL GARRETT, Davidson County
Trans:T20150048623 DEEDWARR
Recvd: 06/18/15 11:47 2 pgs
Fees:13.00 Taxes:628.63
20150618-0058224

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $169,900.00.

Aisha Hall
Affiant

Subscribed and sworn to before me this 16th day of June, 2015.

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Notary Public
My commission expires: 5/23/16

04-1505-55579

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Sarah Azarbarzin	Pinnacle Bank	150-02-0-
1225 Charlton Drive	150 3rd Avenue South, Suite 900	403.00
Antioch TN 37013	Nashville, TN. 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret Ellen Heiar, as Executrix of the Estate of Ann Link Lang, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sarah Azarbarzin, an unmarried person**, hereinafter called the Grantees, their successors 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. 2, on the Plan of Section Three, Percy Priest Meadows, of record in Book 6250, Page 856, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann Link Lang, a single woman by deed from Michael T. Keenan and wife, Dianne H. Keenan, dated November 17, 2000, recorded November 27, 2000, of record in Instrument No. 20001127-0115802, Register's Office for Davidson County, Tennessee. The said Ann Link Lang having since died on January 22, 2015. The estate of Ann Link Lang is currently being probated in the Seventh Circuit Court for Davidson County, Probate Division, Case No. 15-378. Margaret Ellen Heiar has been appointed Executrix of the Estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1225 Charlton Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of June, 2015.

Margaret Ellen Heiar as Executrix of the Estate of Ann Link Lang, deceased

Margaret Ellen Heiar as Executrix of the Estate of Ann Link Lang, deceased

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Margaret Ellen Heiar as Executrix of the Estate of Ann Link Lang, deceased, 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 in the capacity and for the purposes therein contained.

Witness my hand in Smyrna, Tennessee this 16th day of June, 2015.

Notary Public at Large

My Commission Expires: 5/23/16

TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY