BILL GARRETT, Davidson County
Trans:T20150052115 DEEDWARR
Recvd: 06/29/15 15:27 2 pgs
Fees:13.00 Taxes:299.70

20150629-0062525

RECORD & RETURN TO:

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $81,000.00.

Affiant

Subscribed and sworn to me on June 23, 2015.

NOTARY PUBLIC

My Commission Expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28597SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Deborah Adams 817 Bradley Place Hermitage, TN 37076	FRANKLIN AMERICAN MORTGAGE CO. 501 CORPORATE CENTRE DR. SUITE 400 FRANKLIN, TN 37067	075-11-190

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mansour Yazdani and Holly Yazdani, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Deborah Adams**, AN UNMARRIED WOMAN, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13A, Zone Lot Division of Lots 4 through 17, Meadows of Tulip Grove Subdivision, Section 1, of record in Book 6250, page 363, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mansour Yazdani and Holly Yazdani, by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, dated December 23, 1997, and recorded on December 29, 1997 in Book 10736, page 180, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on Plan of record in Book 5200, page 612, as amended in Book 6231, page 154 and Book 6250, page 363, Register's Office for Davidson County, Tennessee.
3. any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at **817 Bradley Place, Hermitage, TN 37076**.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 23rd day of June, 2015.

Mansour Yazdani

Holly Yazdani

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 23, 2015, before me personally appeared Mansour Yazdani and Holly Yazdani, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 23, 2015.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL D. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY