BILL GARRETT, Davidson County
Trans:T20150068826 DEEDWARR
Recvd: 08/17/15 10:08 2 pgs
Fees:13.00 Taxes:647.50
20150817-0082226

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15553FA

Send Tax Bills To:
Biff Watson
908 Neartop Drive
Nashville, TN 37205

New Owner is:
Paul Worley
728 Robert Burns Drive
Nashville, TN 37217

MAP: 120-05-0

PARCEL: 061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Shabir A. Nawabi and Aziza Nawabi**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Paul Worley and Biff Watson, tenants in common**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **728 Robert Burns Drive, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 222 on the plan of Glengarry Park, Section Two, of record in Plat Book 2663, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Shabir A. Nawabi, a married man, by Warranty Deed from Hazel M. Claiborne, unmarried, dated 1/18/13 and recorded 1/25/13 in Instrument No. 20130125-0008166, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of August, 2015.

GRANTOR(S):

SHABIR A. NAWABI

AZIZA NAWABI

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Shabir A. Nawabi and Aziza Nawabi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of August, 2015.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**.

AFFIANT

SWORN TO and subscribed before me this 14th day of August, 2015.

NOTARY PUBLIC
My commission expires: _____

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017