File Bk 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072246 DEEDWARR
Recvd: 08/26/15 08:51 2 pgs
Fees:13.00 Taxes:407.00
20150826-0086184

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Sipan Barwari
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sipan Barwari	Sipan Barwari	14814001000
(NAME)	(NAME)	
410 McDonald Drive	410 McDonald Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Danny Neal Weaver, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sipan Barwari and Bedriye Mahmut, husband and wife,,** 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:

Being Lot No. 152 on the plan of Locustwood, Section Two of record in Book 2331, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danny Neal Weaver, unmarried, by deed from Michael A. Lankford, Executor of the Estate of Lamonyn H. Lankford, Michael A. Lankford, individually, Sharon D. Embry, Cheryl J. Lankford, Elesia A. Orr, Cynthia D. Lankford, and Donna L. Jones dated 8/19/89, of record in Book 7920, page 932, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 Taxes, prorated and assumed by the Grantee; all matters on the plan of record in Book 2331, page 147; restrictive covenants in Book 2601, page 453, Sewer and/or Storm Drainage Easement as set out in Book 6327, page 405, said Register's Office. Rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 3943 East Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hands this 13th day of August, 2015.

Danny Neal Weaver

State of Tennessee
County of Williamson

Personally appeared before me Danny Neal Weaver, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of August, 2015.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

File No.: 2015-102

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON