BILL GARRETT, Davidson County
Trans:T20150072576 DEEDWARR
Recvd: 08/26/15 13:36 2 pgs
Fees:13.00 Taxes:925.00
20150826-0086561

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Road**
**Mt. Juliet, TN 37122**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $250,000.00.**

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**Affiant**

**Subscribed and sworn to before me, this 18th day of August, 2015.**

**Notary Public**
**My commission expires:** 8/18/18

**06-1507-76137**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Ramin Hanai | CMG Mortgage, Inc. | 142-10-0-B-004.00 |
| 407 Belle Pointe Drive | 3160 Crow Canyon Rd Ste 400 | |
| Nashville TN 37221 | San Ramon, CA 94583 | |

## 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, **Thomas Andrew Wolentarski**, **unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ramin Hanai and Sara Hanai, husband and wife**, 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. 4, on the Plan of "Phase I", Belle Pointe, a Planned Unit Development, of record in Book 6250, Pages 500 and 501, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Andrew Wolentarski, unmarried by Quitclaim Deed from M. Shane Brewer, dated December 21, 1998, recorded December 30, 1998, of record in Book 11273, Page 932, Register's Office for Davidson County, Tennessee.

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: 407 Belle Pointe Drive, Nashville, TN 37221.

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 18th day of August, 2015.

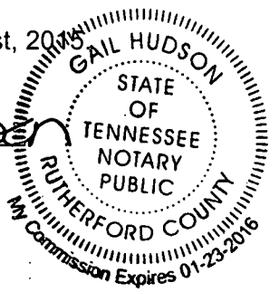
Thomas Andrew Wolentarski

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas Andrew Wolentarski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 18th day of August, 2015.

Notary Public




My Commission expires: