Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-1299

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of September, 2015

Notary Public
Commission Expires: 3/21/17

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20150076393 DEEDWARR
Recvd: 09/08/15 15:00 2 pgs
Fees:13.00 Taxes:273.80
20150908-0091236

Address of New Owner	Send Tax Bills To:	Map & Parcel
Farokh Fani 1210 Debow Street Old Hickory, TN 37183	Farokh Fani 1453 Bell Road, Suite 106 Nashville, TN 37211	053-03-0-029.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Floyd Thompson and wife, Joyce Thompson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Farokh Fani

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:

TRACT I:
LAND in Davidson County, Tennessee, being Lot No. 59, Section "C", Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, Page 66, in Register's Office for Davidson County, Tennessee; located on the northwest corner of the intersection of Debow and Thirteenth Streets, containing 0.08 acres, more or less.

TRACT II:
LAND in Davidson County, Tennessee, being Lot No. 59A, Section "C", Village of Old Hickory, as shown on plat showing Lots 56, 61A, 62A, 63A, 64A, and 59A recorded July 15, 1950 in Book 1835, Page 2, in Register's Office for Davidson County, Tennessee; located north and adjacent to Lot No. 59, Section "C", containing 0.03 acres, more or less.

BEING the same property conveyed to Floyd Thompson and wife, Joyce Thompson by Warranty Deed from E. Odell Smith, unmarried, dated 9/8/98 and recorded 9/15/98 in Book 11113, Page 116, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1210 Debow Street, Old Hickory, TN 37183.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of September, 2015.

Floyd Thompson

Joyce Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Floyd Thompson and Joyce Thompson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of September, 2015.

CAROL T BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)