BILL GARRETT, Davidson County
Trans:T20150080520 DEEDWARR
Recvd: 09/22/15 10:07 2 pgs
Fees:13.00 Taxes:360.75
20150922-0096128

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hozan M. Barwari 1113 Arrowhead Dr. Brentwood TN 37027	Hozan M. Barwari 1113 Arrowhead Dr. Brentwood TN 37027	119090/270.00

THIS INDENTURE, made this 10th day of September, 2015 between

Tanya Flannery, Donnie Wauford and Greg Wauford

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Hozan M. Barwari, married

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Being Part of Lot 17 in the Sub-division of the Tanksley Property on the Nolensville Road, a Plan of which Sub-division if of record in Book 547, Page 56, Register's Office for Davidson County, Tennessee. Said Lot No. 17 fronts 50 feet on the Northerly side of Collier Avenue and runs back Northerly between parallel lines 153 feet to an alley. The said property begins at a point on the Easterly line of the said Tanksley Property at a distance of 318 feet Southerly from the Timmons Lake and runs Westerly from thence at right angles to said Easterly line of the Tanksley Property 50 feet to a point; thence Northerly at right angles 153 feet to a 15 foot alley; thence Easterly at right angles 50 feet to the said Easterly line of said Tanksley Property; thence 153 feet Southerly with the said Easterly line of said Tanksley Property to the beginning.

Being the same property conveyed to Tanya Flannery, Donnie Wauford and Greg Wauford by Quitclaim Deed from Morgan Edward Rye, Jr. and David D. Rye of record in Instrument Number 20150922-0096127 **and by Personal Representative Quitclaim Deed from Morgan Edward Rye, Jr. and David D. Rye, Co-Personal Representative of the Estate of Morgan Edward Rye, Sr., deceased dated 1-29-15 of record in Instrument No. 20150323-0024852, and by Deed from Percy Nellums and wife, Barbara Nellums dated 2-29-84 of record in Book 6238, Page 856, Register's Office for Davidson County, Tennessee.**

This is (X) improved ( ) unimproved property known as: 300 Collier Avenue, Nashville, TN 37221

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Tanya Flannery

Greg Wauford

Donnie Wauford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tanya Flannery, Donnie Wauford and Greg Wauford, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 10th day of September, 2015.

Notary Public — My Commission Expires: 7/8/19

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $97,500.00.

Affiant

Sworn to and subscribed before me, this 10th day of September, 2015.

Notary Public — My Commission Expires: 7/8/19

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY