J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 130,653.00

Affiant

Subscribed and sworn to before me, this 14th day of October, 2015.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cameron Hunt **Chad Troup**		**161160A12400CO**
1907 21st Ave S	New Owner	
Nashville, TN 37212		

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 ACKNOWLEDGE, WE,

Masoud R. Jafari, unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cameron Hunt, a married man and Chad Troup, a married man and Joseph Harwell, a married man

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:

Land in Davidson County, Tennessee, being Unit No. 124 on the Plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 200403150029248; Instrument No. 200403170030572; Instrument No. 200407130083179; Instrument No. 200407200086706; Instrument No. 200407200086707; Instrument No. 200410250128065; Instrument No. 200501180005927; Instrument No. 200503170029206; Instrument No. 2004=504250045905; Instrument No. 200505200056887; Instrument No. 200510070121715; Instrument No. 200511070134921; Instrument No. 200512070147464; Instrument No. 200601240009112, said Register's Office, to which reference is hereby made for a more particular description.

Being the same property conveyed to Masoud R. Jafari by deed from Beazer Homes Corp. dated 7/6/06 of record in Instrument No. 200607130084566, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 413 Shadow Glen Drive, Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans: T20150088459 DEEDWARR
Recvd: 10/16/15 15:10 2 pgs
Fees: 13.00 Taxes: 483.42
20151016-0105681

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 in 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 hand(s) this 14th day of October, 2015.

Masoud R. Jafari

STATE OF Maryland
COUNTY OF Baltimore City

Personally appeared before me, a Notary Public of said County and State, Masoud R. Jafari, the within named Grantor(s), 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, at office, this 14th day of October, 2015.

Notary Public

My Commission Expires: 1/10/2018

MOSES GLAZER
NOTARY PUBLIC-MARYLAND
BALTIMORE COUNTY
MY COMMISSION EXPIRES
JANUARY 10, 2018