This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 151854TN

BILL GARRETT, Davidson County
Trans:T20150093154 DEEDWARR
Recvd: 11/02/15 12:50 2 pgs
Fees:13.00 Taxes:1191.40
20151102-0111248

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Fatima N. Farhangi	**First Citizens National Bank**	**186-04-0A-146.00CO**
7608 Kemberton Drive East	**381 Walker Road**	
Nolensville, TN 37135	**Jackson, TN 38305**	

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, **Kathy Carter and husband Steven Carter**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Fatima N. Farhangi, a single woman, and Reyhaneh Mohammad, a married woman, as Tenants in Common,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Being Lot No. 264 on the Final Plat of Burkitt Place, Phase 2G, as shown by plat appearing of record in Instrument Number 20070514-0057216 and 20070628-0077531, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Dress Premier Homes, Inc., by special Warranty Deed from Burkitt Place Development, LLC, of record in Instrument Number 20080304-0021735, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathy Carter by Warranty Deed from Dress Premier Homes, Inc., dated12/30/08 and recorded 12/31/08 in Instrument Number 20081231-0124058, said Register's Office. Steven Carter, spouse of Kathy Carter, joins in this conveyance to convey any and all interest that he may have in the referenced property now or hereafter.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Granteesfor payment of said taxes.

2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Kathy Carter and Steven Carter,** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Kathy Carter and Steven Carter,** further covenant and bind their 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.

This is property is known as: **7608 Kemberton Drive East, Nolensville, TN 37135**.

Executed on this 26th day of October. 2015.

Kathy Carter

Kathy Carter

Steven D. Carter

Steven Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of said County and State, **Kathy Carter and husband, Steven Carter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 26th day of October, 2015.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $322,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 26th day of October, 2015.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19