WARRANTY DEED

P-AVE-15-06471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/2/17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MELODY R. WILSON RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Araz Mohamad	Same	
(NAME)	(NAME)	**180-00-0-020.00**
6471 Holt Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **GARNETT T. RATHER PEGGY L. RATHER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ARAZ MOHAMAD, MARRIED AND ABDULKARIM NEMAT, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 on the Plan of Rolickin "R" Ranch of record in Plat Book 6250, Page 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Garnett T. Rather and wife, Peggy L. Rather by Warranty deed from James R. Read and wife, Mary L. Read of record in Book 4615, page 699, Register's Office for Davidson County, Tennessee, dated June 30, 1972 and recorded on July 3, 1972.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6250, Page 137;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10419, Page 500;
- Restrictions of record in Book 4276, Page 713, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6471 Holt Road , Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150099980 DEEDWARR
Recvd: 11/24/15 13:04 2 pgs
Fees:13.00 Taxes:2698.04
20151124-0119171

Witness my/our hand(s) this the 20th DAY OF NOVEMBER, 2015.

Garnett T. Rather by John Gleaves, Attorney-In-Fact

Peggy L. Rather by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GARNETT T. RATHER AND PEGGY L. RATHER, and who acknowledged he executed the same as the free act and deed of the said GARNETT T. RATHER AND PEGGY L. RATHER.

Witness my hand and official seal, this the 20th of November, 2015.

Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212