BILL GARRETT, Davidson County
Trans:T20150101795 DEEDWARR
Recvd: 12/02/15 09:02 2 pgs
Fees:13.00 Taxes:777.00
20151202-0121306

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
SUN TRUST BANK BUILDING
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL #: |
|---|---|---|
| Christopher J. Colandrea and<br>Richard J. Colandrea<br>4131 Edwards Ave<br>Nashville, TN 37216 | Christopher J. Colandrea and<br>Richard J. Colandrea<br>4131 Edwards Ave<br>Nashville, TN 37216 | 061-06-0088.00 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

AFFIANT

SWORN to and subscribed before me this 30 day of November, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 06/19/2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantors, AMROLLAH SHARIFI, a married man and NAIM SHARIFI, a single man, by these presents do hereby sell and convey unto CHRISTOPHER J. COLANDREA and RICHARD J. COLANDREA, Grantees, their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows

LAND in Davidson County, Tennessee, being the southerly 16 feet of Lot No. 131 and the northerly 38 feet of Lot No. 132 on the Plan of Maplewood Heights Subdivision, of record in Plat Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Amrollah Sharifi, a married man and Naim Shariff, a single man, by Special Warranty Deed from Nationstar Mortgage, LLC, dated 6/25/15 and recorded 7/21/15 in Instrument No. 20150721-0071540 in the Register's Office of Davidson County, Tennessee;

This is improved property known as 4131 Edwards Avenue, Nashville, Tennessee.

The Grantors have never occupied the property as a primary residence.

**TO HAVE AND TO HOLD** the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple and have the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. County property tax for the year 2015, being paid and prorated among the parties.

2. Subject to all matters set forth in Plat Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantee, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 30 day of NOVEMBER, 2015.

Amrollah Sharifi

Naim Sharifi

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, AMROLLAH SHARIFI and NAIM SHAIFI, the within named Grantors, 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 this 30th day of November, 2015, at Nashville, Tennessee.

NOTARY PUBLIC

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires AUG. 23, 2016