WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150104767 DEEDWARR
Recvd: 12/11/15 10:20 2 pgs
Fees:13.00 Taxes:952.75
20151211-0124761

G-TG-15-7676

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.17.19 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY 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)
Theodore Allen Johnson, Jr.	First Oak Bank	
(NAME)	(NAME)	**114-71.00**
7676 Charlotte Pike	113 N. Penn Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Independence KS 67301	
(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 **GHUFRAN BARZANI AND RAVIN BARZANI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THEODORE ALLEN JOHNSON, JR., A SINGLE PERSON,** 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:

Being land in the 8th Civil District of Davidson County, Tennessee, and designated as Tract No. 4 of a survey made by John M. Sullivan, Surveyor, on September 30, 1959, and described as follows: Said Tract No. 4 begins at a point in the center of U.S. Highway 70 North, also known as Charlotte Pike, said point being 400 feet East of the Northwest corner of the property conveyed to Leo Patterson et ux by deed of record in Book 1274, Page 273, Register's Office for said County; thence in a Westerly direction along the centerline of said Highway 70 North 134 feet to a point; thence North 4 deg. 48' East 566.5 feet to a point; thence South 84 deg. 30' East 127.2 feet to a point; thence South 523.2 feet to the point of beginning.

Being the same property conveyed to Ghufran Barzani and Ravin Barzani by Warranty Deed from Macario LaCap and wife, Remedios LaCap, recorded on the 20th day of October, 1997 in Deed Book 10651, Page 542, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Permanent Nonexclusive Easement recorded in Book 8953, Page 406.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7676 Charlotte Pike, Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 30th DAY OF NOVEMBER, 2015.

Ghufran Barzani by Hassan Merani,
Attorney in Fact Attorney in fact

Ravin Barzani by Hassan Merani,
Attorney in Fact
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, Hassan Merani, 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 GHUFRAN BARZANI AND RAVIN BARZANI, and who acknowledged he/she/they executed the same as the free act and deed of the said GHUFRAN BARZANI AND RAVIN BARZANI.

Witness my hand and official seal, this the 30th of November, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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