WARRANTY DEED

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 11-20-2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tommy Carruthers and Joyce Johnson	Franklin American Mortgage	172 12 0B 156.00
(NAME)	(NAME)	
1305 Crestfield Drive	4000 Tower Cir, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bahman Barati and Shahnaz Soroush, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tommy Carruthers and Joyce Johnson, husband and wife**, 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 Lot(s) 413, as shown on the map entitled Section Eight, Bradford Hills, of record as Plat Book 7900, Pages 387 and 388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bahman Barati and wife, Shahnaz Soroush and Parvin Vafai, a married woman by Warranty Deed from Lisa G. Parker, Trustee dated October 31, 2005 and recorded November 2, 2005 as Instrument No. 20051102-0132706, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bahman Barati and wife, Shahnaz Soroush by Quitclaim Deed from Bahman Barati and wife, Shahnaz Soroush and Parvin Vafai dated November 1, 2010 and recorded November 15, 2010 as Instrument No. 20101115-0091370, in said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20160005133 DEEDWARR
Recvd: 01/20/16 10:18 2 pgs
Fees: 13.00 Taxes: 777.00

20160120-0005639

File Number: GRN-155433SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1305 Crestfield Drive, Nashville, TN 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 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, has 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 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 our hands this 15th day of January, 2016.

Bahman Barati

Shahnaz Soroush

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Bahman Barati and Shahnaz Soroush, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of January, 2016.

Notary Public

My Commission Expires:

(SEAL)

HEATHER F. S. FLEMING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

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