THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
201 FOURTH AVE NORTH
SUITE 1800
NASHVILLE, TN 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Matthew Butcher Emily Read 408 Lemont Drive Nashville, TN 37216	New owner	061-05-0A 018.00CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $136,500.00

Rebecca J Shuler
AFFIANT

SWORN to and subscribed before me this 28th day of Jan, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: June 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 and NAIM SHARIFI,** by these presents do hereby sell and convey unto **MATTHEW JOHN BUTCHER,** a single person, and **EMILY READ,** a single person, their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

The following described real estate situated in Davidson County, Tennessee and more particularly as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 37, as created and established by the Master Deed and By-Laws for Poplar Glen, a Horizontal Property Regime, of record in Book7534, page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase II, of record in Book 6900, page 764, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7654, page 439, said Register's Office, to all of which reference is her made for a more complete description.

BEING the same property conveyed to Amrollah Sharifi and Naim Sharifi, by deed of record at Instrument 20150828-0087247, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 408 Lemont Drive, Nashville, Tennessee 37216.

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 has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. County property tax for the year 2016 a lien but not yet due and payable.

2. Subject to all matters set forth in Master Deed of Record in Book7534, page 591, Amendment in Book 7548, page 612.

3. Subject to all matters set forth in By-Laws of record in Book 7534, page 625.

4. Subject to all matters set forth in Master Deed and By-Laws as to Phase II, Book 7654, page 439.

BILL GARRETT, Davidson County
Trans: T20160008788 DEEDWARR
Recvd: 02/02/16 09:41 2 pgs
Fees: 13.00 Taxes: 505.05
20160202-0009875

5. Subject to all set back lines, easements of record, and zoning and governmental restrictions.

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 28th day of January, 2016.

AMROLLAH SHARIFI

NAIM SHARIFI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Charlotte E Herring, a Notary Public in and for the State and County aforesaid, personally appeared **AMROLLAH SHARIFI and NAIM SHARIFI,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 28th day of January, 2016, at Nashville, TN.

NOTARY PUBLIC

Commission expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017