|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$409,000.00**
|
|Affiant

Warranty Deed

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|19 day of February, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5-2019
| (AFFIX SEAL)

JESSICA GRAHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-20-2019

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara E. Lewis and Holly J. Lewis 1825 Kaylee Meadow Lane Hermitage, TN 37076	New Owner	098-13-0-C-108.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Gholam H. Rezaii and wife, Diane M. Rezaii

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Barbara E. Lewis, a married person, and Holly J. Lewis, a married person, as tenants in common with right of survivorship

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:

Being Lot No. 115, on the Plan of Phase Four, Section One, The Meadows of Seven Points of record in Instrument Number 20040227-0022425, 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 Gholam H. Rezaii and wife, Diane M. Rezaii by Warranty Deed from Frank Batson Homes, Inc., dated November 16, 2004, of record in Instrument Number 20041118-0138487, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20040227-0022425, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 11670, Page 822, ByLaws within in Restrictions of record in Book 11670, Page 837, Register's Office for Davidson County, Tennessee .
4) Property is subject to an Easement for Access, Maintenance and Landscape to The Meadows of Seven Points HOA of record in Book 11738, Page 776, said Register's Office.
5) Property is subject to a Stormwater Detention Agreement to METRO of record in Book 11681, Page 411, and Instrument Number 20030922-0139925, said Register's Office.
6) Property is subject to the HOA Charter of record in Instrument Number 20000322-0028986, said Register's Office.
7) Property is subject to a Conveyance for Open Space of record in Instrument Number 20090107-0001612, said Register's Office.
8) Property is subject to a Temporary Access Easement of record in Instrument Number 20030804-0110080, said Register's Office.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1825 Kaylee Meadow Lane, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

BILL GARRETT, Davidson County
Trans:T20160014732 DEEDWARR
Recvd: 02/23/16 10:37 2 pgs
Fees:13.00 Taxes:1513.30
20160223-0017084

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, 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 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 hand(s) this 19th day of February, 2016.

Gholam H. Rezaii

Diane M. Rezaii

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gholam H. Rezaii and Diane M. Rezaii, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076