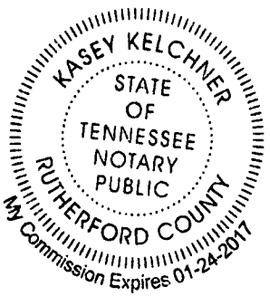
#10511

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Returned.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nadine Watt, Trustee of the Raymond A. Watt II 2011 Trust FBO Braelyn Watt	new owner	11909017200
(NAME)	(NAME)	
2716 Ocean Park Blvd. #2014	2716 Ocean Park Blvd. Ste. 2014	
(ADDRESS)	(ADDRESS)	
Santa Monica, CA 90405	Santa Monica CA 90405	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Hozan Barwari, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nadine Watt, Trustee of the Raymond A. Watt II 2011 Trust FBO Braelyn Watt,** 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 No. 5 on the Plan of N.D. Overall's Subdivision of the Patterson Lands of record in Plat Book 421, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hozan Barwari, unmarried, by deed of record in Instrument No. 20150624-0060769, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☑ property, known as 1018 Clemmons St., Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160015102 DEEDWARR
Recvd: 02/24/16 10:11 2 pgs
Fees:13.00 Taxes:758.13
20160224-0017486

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 my/our hands this 22nd day of February, 2016.

Hozan Barwari

State of Tennessee
County of Williamson

Personally appeared before me Hozan Barwari, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of February, 2016.

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public
My Commission Expires: _____

File No.: 10511