WARRANTY DEED

BMR16-4704

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-17-19
(AFFIX SEAL)

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Amir Karwandyar	Amir Karwandyar (NAME)	
4704 Terragon Trl (ADDRESS)	4704 Terragon Trl (ADDRESS)	
Antioch, TN 37013-2737 (CITY) (STATE) (ZIP)	Antioch, TN 37013-2737 (CITY) (STATE) (ZIP)	148-12-0-239.00

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, we MARIO LUNA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMIR KARWANDYAR, married, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of 2nd Revision, Section Five, Terragon Trails of record in Plat Book 5050, Page 87, revised in Plat Book 5200, Page 14 and Plat Book 5200, Page 18, 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 Mario Luna by Corporate Special Warranty deed from SunTrust Bank, a corporation of record in Instrument No. 20051003-0118343 Register's Office for Davidson County, Tennessee, dated September 30, 2005 and recorded on October 03, 2005.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5050, Page 87, revised in Plat Book 5200, Page 14 and Plat Book 5200, Page 18, Book 5179, Page 214, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4704 Terragon Trl , Antioch, Tennessee 37013-2737
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 18th day of April, 2016.

Mario Luna
Mario Luna

BILL GARRETT, Davidson County
Trans:T20160032841 DEEDWARR
Recvd: 04/21/16 12:32 2 pgs
Fees:13.00 Taxes:379.25
20160421-0038824

STATE OF Tennessee
COUNTY OF Williamson

On this 18 day of April, 2016, before me personally appeared Mario Lucas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 18 day of April 2016.

Notary Public
My Commission Expires: 2/22/2020



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

Perrie & Associates, LLC
2603 Elm Hill Parkway, Suite B
Nashville, TN 37214