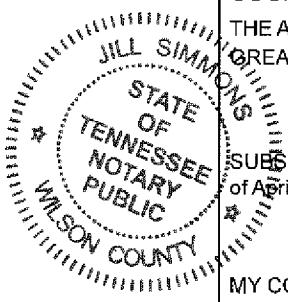
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/16 11:28 3 pgs
Fees:18.00 Taxes:307.10
20160429-0042116



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Farokh Fani	Farokh Fani	15970.00-RO
(NAME)	(NAME)	
1453 Bell Road	Same	
(ADDRESS)	(ADDRESS)	
Nashville TN 372[illegible]	, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stephanie Leeanne Garrett, Cathy Dawn Osborne, and Carol Jeanette Nunley**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Farokh Fani, a married man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 46 on the Plan of Apache Hills, Section Five, Part Two, of record in Plat Book 5050, Page 39, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert Allen Gentry and wife, Judy Carol Gentry by Warranty Deed dated 11/30/1990 from Ricky Wayne Hunt and wife, Kathleen Maria Hunt of record in Book 8257, Page 391, Register's Office.

The said Robert Allen Gentry having died on May 27, 2006 leaving Judy Carol Gentry as the sole surviving tenant by the entirety. The said Judy Carol Gentry having died on March 25, 2013 leaving Stephanie Leanne Garrett, Cathy Dawn Osborne and Carol Jeanette Nunley as her surviving heirs by virtue of her Last Will and Testament dated February 28, 2013 and that Affidavit of Heirship recorded in Instrument # 20160429-0042112, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters as set forth per Book 5050, Page 39, said Register's Office; (2) Restrictions of record in Book 5040, Page 357, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4716 Arapaho, Antioch, TN 37013
(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/or 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/or 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 28 day of April 2016.

Stephanie Leanne Garrett by Kevin Nunley her attorney-in-fact
Stephanie Leanne Garrett, by Kevin Nunley, her attorney-in-fact

Cathy Dawn Osborne by Kevin Nunley her attorney-in-fact
Cathy Dawn Osborne, by Kevin Nunley, her attorney-in-fact

Carol Jeanette Nunley by Kevin Nunley her attorney-in-fact
Carol Jeanette Nunley, by Kevin Nunley, her attorney-in-fact

State of Tennessee
County of Wilson

On this 28 day of April 2016, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Kevin Nunley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **attorney-in-fact Stephanie Leanne Garrett, Cathy Dawn Osborne and Carol Jeanette Nunley,** and is authorized by them and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument # _____, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8-14-17

20160429-0042113
20160429-0042114
20160429-0042115

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

