WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160037916 DEEDWARR
Recvd: 05/06/16 13:10 2 pgs
Fees: 13.00 Taxes: 858.40
20160506-0045152

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Summer County Tennessee Notary Public State of Tennessee Commission Expires June 19, 2018

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
William M. Lucas Alyssa A. Lucas	New owner	11909027000
(NAME)	(NAME)	
300 Collier Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 M. Barwari,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William M. Lucas and Alyssa A. Lucas, husband and wife,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Part of Lot 17 in the Sub-division of the Tanksley Property on the Nolensville Road, a Plan of which Sub-division if of record in Book 547, Page 56, Register's Office for Davidson County, Tennessee. Said Lot No. 17 fronts 50 feet on the Northerly side of Collier Avenue and runs back Northerly between parallel lines 153 feet to an alley. The said property begins at a point on the Easterly line of the said Tanksley Property at a distance of 318 feet Southerly from the Timmons Lake and runs Westerly from thence at right angles 153 feet to a 15 foot alley; thence Easterly at right angles 50 feet to the said Easterly line of said Tanksley Property; thence 153 feet Southerly with the said Easterly line of said Tanksley Property to the beginning.

Being the same property conveyed to Hozan M. Barwari, married by Warranty Deed dated September 10, 2015 from Tanya Flannery, Donnie Wauford and Greg Wauford of record in Instrument No. 20150922-0096128, 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 300 Collier Avenue, Nashville, TN 37211

(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 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 29th day of April, 2016.

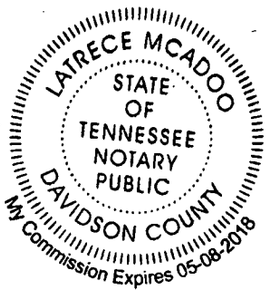
Hozan M. Barwari

State of Tennessee
County of Williamson

Personally appeared before me Hozan M. 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 29th day of April, 2016.

Notary Public
My Commission Expires: _____



File No.: 10612