WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160037963 DEEDWARR
Recvd: 05/06/16 13:52 2 pgs
Fees: 13.00 Taxes: 1143.30

20160506-0045237

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-30-17

(AFFIX SEAL)

LISA R. ORR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Barum Haurami	Peoples Home Equity Inc	181010B22500
(NAME)	(NAME)	
4005 Sweetberry Drive	214 Centerview Dr, Ste 250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-4599	Brentwood, TN 37027	
(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, **Robert A. Barkley and Kristy Faye Barkley, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Barum Haurami and Roz Shareef**, 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. 91, on the Plan of Phase Four, Addition to Sugar Valley, of record in Instrument No. 200701250010052, and rerecorded in Instrument No. 200702050014763, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert A. Barkley and Kristy Faye Barkley, husband and wife by Deed from Yazdian Construction Inc., a Tennessee Corporation, dated 03/06/2008 and filed for record on 03/07/2008 in Instrument 200803070023396, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 374, Instrument 200701250010052, Instrument 200702050014763; Declaration of Covenants, Conditions and Restrictions of record in Book 11069, Page 14, Amended in Instrument 200702050014762; By-Laws of record in Book 11069, Page 24; Storm water Detention Agreement of record in Instrument 200508050092108; Charter of record in Book 11069, Page 6; Quitclaim Deed to the Homeowner's Association of record in Instrument 201305230052430; County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 4005 Sweetberry Drive, Nashville, TN 37211-4599
(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 29th day of April, 2016.

Robert A Barkley by KS attys in fact
Robert A. Barkley by Kristy Faye Barkley
Attorney in Fact

Kristy Faye Barkley

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kristy Faye Barkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Robert A. Barkley, and is authorized by him, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20160506-0045236, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 29th day of April, 2016.

Notary Public
My commission expires: 11/17/19

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristy Faye Barkley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of April, 2016.

Notary Public
My Commission Expires: 11/17/19

MICHAEL A. WRATHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-17-2019

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