BILL GARRETT, Davidson County
Trans:T20160040987 DEEDWARR
Recvd: 05/16/16 16:06 2 pgs
Fees:13.00 Taxes:721.50
20160516-0048892

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
ATTORNEY AT LAW
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Newton Chad Rowland 244 Haywood Lane Nashville, TN 37211	Peoples Home Equity 5205 Maryland Way, Suite 100 Brentwood, TN 37027	148-10-0 001.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

AFFIANT

MEREDITH MALLOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2018

SWORN to and subscribed before me on this 13th day of May, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/5/18

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, AMROLLAH SHARIFI, A MARRIED MAN, by these presents do hereby sell and convey unto NEWTON C. ROWLAND, A MARRIED MAN, his heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

The following described real estate situated in the Davidson County, Tennessee and more particularly as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Haywood Acres, Section Two, of record in Plat Book 2854, page 91, said Register's Office to which plan referenced is hereby made for a more complete description

Being the same premises conveyed to Amrollah Sharifi from Priority Trustee Services of TN, L.L.C., as Substitute Trustee by Substitute Trustee's Deed dated 06/08/2006, and recorded on 6/14/2006, Document # 20060614-0070837, in Davidson County, TN.

The grantor has never occupied this property as a personal residence.

This is improved property known as 244 Haywood Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. All matters shown on the Plan of Record at Plat Book 2834, page 91, Register's Office for Davidson County, Tennessee.
2. Driveway easement of record at Book 3884, page 47, Register's Office for Davidson County, Tennessee.
3. Sewer easement of record at Book 6447, page 701, Register's Office for Davidson County, Tennessee.

4. Davidson County property taxes for the year 2016, a lien but not yet due or payable.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 13th day of May, 2016.

Amrollah Sharifi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, William Timothy Hill, a Notary Public in and for the State and County aforesaid, personally appeared AMROLLAH SHARIFI, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 13th day of May, 2016, at Nashville, Tennessee.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2018

NOTARY PUBLIC

My Commission Expires: _____