Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0783

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20160041370 DEEDWARR
Recvd: 05/17/16 15:15 2 pgs
Fees:13.00 Taxes:636.40
20160517-0049316

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of May, 2016

Notary Public
Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Peyman Babiry 1613 Sprucedale Drive Antioch, TN 37013	new owner	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rochelle Wyatt, a single woman.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peyman Babiry ,a single woman

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:

LAND in the First Civil District of Davidson County, Tennessee, being Unit No. 23 as shown on Exhibit "B" to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Sections Two and Three of record in Instrument Number 20081117-0113467, as amended by Instrument Number 20130322-0028759, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

BEING the same property conveyed to Rochelle Wyatt, an unmarried woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation, dated 1/16/14 and recorded 1/28/14 in Instrument Number 20140128-0007671, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1613 Sprucedale Drive, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of May, 2016.

Rochelle Wyatt

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rochelle Wyatt, a single woman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of May, 2016.

Notary Public
My Commission Expires: 4-13-20

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY