Davidson County DEEDWARR
Recvd: 05/18/16 14:43 3 pgs
Fees:18.00 Taxes:974.95
**20160518-0049798**

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $263,500.00
AFFIANT
SUBSCRIBED AND SWORN TO ME ON THIS 17TH DAY OF MAY, 2016.
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/28/17

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 5214 Franklin Road, Ste. 100, Brentwood, TN 37027
File No. 1460[illegible]

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Houshang Azarhoushang and Sedigheh Moniri | New Owner | 172-15-0A-240.00-CO |
| 2309 Sunnett Place | 2309 Sunnett Place | |
| Nashville, TN 37211-6998 | Nashville, TN 37211-6998 | |

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,

**ANTHONY BARNETTE AND JENNIFER BARNETTE, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**HOUSHANG AZARHOUSHANG AND SEDIGHEH MONIRI**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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. 247 on the Plan of Section Thirteen, Holt Woods of record in Plat Book 9700, Page (s) 598 and 599, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony Barnette and Jennifer Barnette, husband and wife by Warranty deed from William H. Mahler Jr., and wife Dorothy P. Mahler and James D. Walker and wife Dwinna H. Walker of record in Instrument No. 20091015-0095605 Register's Office for Davidson County, Tennessee, dated October 12, 2009 and recorded on October 15, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 598 and 599, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9570, Page 22, as amended in Book 10800, Page 575, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space to Holt Woods Homeowner's Association, Inc. of record in Instrument Number 20020807-0095356, in the Register's Office for DavidsonCounty, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10584, Page 124, in the Register's Office for Davidson County, Tennessee.

Charter of Holt Woods Homeowners Association, Inc. of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.

Terms and provisions of By-Laws of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 2309 Sunnett Place, Nashville, TN 37211-6998

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 17th day of May, 2016.

Anthony Barnette

Jennifer Barnette

**STATE OF NORTH CAROLINA**

**COUNTY OF** Mecklenburg

Personally appeared before me, a Notary Public of said County and State, ANTHONY BARNETTE AND JENNIFER BARNETTE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of May, 2016.

Notary Public

GAIL L SHROYER NOTARY PUBLIC MECKLENBURG COUNTY, NC

My Commission Expires: 12-14-18

**File #: 16-1960B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

# True Copy Certification

I, Cari Mule' 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 therewith 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 Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Cari Mule', 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: 02/21/2017

