NEW OWNER:

Fahim Eryan
948 Century Oak Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0396

Map 164 Parcel 192.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160051367 DEEDWARR
Recvd: 06/17/16 09:03 3 pgs
Fees:18.00 Taxes:647.50
20160617-0061412

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Five Thousand and 00/100 Dollars** ($**175,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **FIRST FREEDOM BANK** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **FAHIM ERYAN** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being a parcel of land in Nashville, Second Civil District, Twenty-ninth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Hamilton Church Road east of Mt. View Road, and being more particularly described as follows:

Beginning at a point in the southerly right of way line of Hamilton Church Road, said point being easterly 725.03 feet from an iron pin at the point of intersection with the easterly right of way line of Mt. View Road; thence with said southerly right of way S 60° 13" E 308.43 feet to an existing metal post; thence leaving said line with the westerly line of property conveyed to Dean R. Allen by deed of record in Book 5556, Page 774, R.O.D.C., S 10° 14' W 1,278.63 feet to an existing iron pin; thence with the northerly line of property conveyed to R. Dennis Britt by deeds of record in Book 4221, Page 392 and Book 5017, Page 561 R.O.D.C., N 87° 03' W 293.03 feet to a point thence

leaving said line with the easterly line of property conveyed to W. F. Moss, et al by deed of record in Book 8464 Page 156, R.O.D.C., N 10° 14' E, 1,418.99 feet to the point of beginning, containing 392,014 square feet 9.00 acres more or less.

BEING the same property conveyed to First Freedom Bank, by deed from J. Frank Rudy, Jr., as Successor Trustee, dated 10/15/2013, and of record in Instrument No. 20131018-0109246, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 0 Hamilton Church Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10th day of **June, 2016.**

FIRST FREEDOM BANK

By: SVP

J.B. Owens, Senior Vice President

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **J.B. Owens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **Senior Vice-President** of, **First Freedom Bank** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 10th day of **June, 2016.**

NOTARY PUBLIC

My commission expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ **175,000.00** .

AFFIANT

Sworn to and subscribed to before me this 10th day of **June, 2016**.

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY