BILL GARRETT, Davidson County
Trans:T20160069503 DEEDWARR
Recvd: 08/11/16 09:19 2 pgs
Fees:13.00 Taxes:484.70
20160811-0083474

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

Churchill Mortgage Corp.
761 Old Hickory Blvd., Ste. 400
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Melissa Clark 1316 Priest Wood Ct. Nashville, TN 37214	~~Davidson Cty Trustee~~ ~~800 2nd Ave. N.~~ ~~Ste. 2~~ RP ~~Nashville, TN 37201~~	108-16-0 044.00

STATE OF TENNESSEE)
COUNTY OF DAIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 131,000.00

Jodie Pelley
AFFIANT

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

SWORN to and subscribed before me on this 1 day of August, 2016.

Tammy Sexton
NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-13-2020

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, Grantors, **AMROLLAH SHARIFI and NAIM SHARIFI,** by these presents do hereby sell and convey unto Grantee, **MELISSA CLARK,** her heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 23-B on the Plan of Lakeview Hills Subdivision, Zone Lot Division Lots 22 and 23, Section 2, of record in Plat Book 5800, page 391, Register's Office for Davison County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Amrollah Sharifi and Naim Sharifi by deed from Bayview Loan Servicing, LLC of record at Instrument No. 20160425-0039882, Register's Office of Davidson County, Tennessee.

This is improved property known as 1318 Priest Woods Court, Nashville, Tennessee 37214

The Seller has never used this property as a marital residence.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever. Grantors covenant 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. County property tax for the year 2016 a lien but not yet due and payable.

2. All matters in plat of record at Plat Book 5800, page 391, Register's Office for Davidson County, Tennessee.

3. Restrictions of record at Book 6359, page 28, Register's Office for Davidson County, Tennessee.

4. All valid restrictive covenants, set back lines or easements which may be applicable and for utilities.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, her heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 8th day of August, 2016.

Amrollah Sharifi

Naim 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 and Naim 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 8th day of August, 2016, at Nashville, Tennessee.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires AUG. 23, 2016