WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-32925

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-TG-16-712-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William F. Hayslett and Musenge L. Hayslett	New Owner	
(NAME)	(NAME)	**142-11-0B-010.00-CO**
712 Magnolia Trl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-3469		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **AKRAM F. BARZANI AND WIFE, SHLER BARZANI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM F. HAYSLETT AND MUSENGE L. HAYSLETT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of Final Plat of Magnolia Place of record in Plat Book 7900, Page 729, 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 Akram T. Barzani and wife, Shler Barzani by Warranty deed from Richard V. Stevens and wife, Joan M. Stevens of record in Book 11492, page 922, Register's Office for Davidson County, Tennessee, dated April 12. 1999 and recorded on May 25, 1999. Said deed contains an error in the Grantee's middle initial. Correct name should be Akram F. Barzani. Akram T. Barzani and Akram F. Barzani are one and the same person.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 729 and Plat Book 7900, page 179, 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 9367, Page 807, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 9391, Page 887, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer of record in Book 7788, Page 977, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer of record in Book 7803, Page 640, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **712 Magnolia Trl , Nashville, Tennessee 37221-3469**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160076281 DEEDWARR
Recvd: 08/31/16 13:56 2 pgs
Fees:13.00 Taxes:1361.60

20160831-0091482

Witness my/our hand(s) this the 25th DAY OF AUGUST, 2016.

Akram F. Barzani

Shler Barzani by Akram Barzani, Attorney in fact
Shler Barzani by Akram F. Barzani,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AKRAM F. BARZANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2016.

William E. Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Akram F. Barzani, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHLER BARZANI, and who acknowledged he executed the same as the free act and deed of the said SHLER BARZANI.

Witness my hand and official seal, this the 25th of August, 2016.

William E. Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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