WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/16 14:32 2 pgs
Fees:13.00 Taxes:166.50
20160901-0092180

JULIE COOPER NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$45,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 30th day of August, 2016

Julie Cooper
Notary Public
My Commission expires: 3-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hozan Barwari	SAME	10504019700
1113 Arrowhead Drive		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jacqueline McAdoo**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hozan Barwari and wife, Hozan Hussain,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 49 and the westerly 12 1/2 feet of Lot No. 48 on the Map of Trimble's National Hill Plan, of record in Book 21, Page 121, Register's Office for said County.

Said parts of said Lots adjoin and front together 37 1/2 feet on the southerly side of Gardner Street and run back between parallel lines 120 feet to an alley.

Being the same property conveyed to Jesse James McAdoo and wife, Mattie Christine McAdoo from Clarence R. Doyle and wife, Laura Hai Hofert Doyle by Installment Deed on November 18, 1959, of record in Book 2994, Page 577, Register's Office Davidson County, Tennessee. The said Mattie Christine McAdoo having since died on Nobember 29, 1975, leaving said property to Jesse James McAdoo by right of survivorship. The said Jesse James McAdoo having since died on January 4, 1995, leaving a Holographic Will that was probated in Case No. 96P-1066, Probate Court for Davidson County, Tennessee, and recorded in Instrument Number 20160803-0080285, said Register's Office, devising said property to Jacqueline McAdoo.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $811.75 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 10504019700, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 121, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **15 Garden Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 26, 2016.

Jacqueline McAdoo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jacqueline McAdoo** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 26, 2016

My commission expires 5-24-16

Notary Public

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE