11304

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16099144**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2016. Notary Public My Commission Expires:

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

BILL GARRETT, Davidson County
Trans:T20160086684 DEEDWARR
Recvd: 10/03/16 11:46 2 pgs
Fees:13.00 Taxes:1165.50
20161003-0103932

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bayar Amedi and Rezhen Amedi 1200 PINEVIEW LN Nashville TN 37211-7422	New Owner	Tax Parcel ID No. 172030A03600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melinda Klier now known as Melinda Klier-Ogle, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bayar Amedi and Rezhen Amedi, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 36, PLAN OF WOODLANDS, PHASE 1, SECTION 1, as shown on plat of record in Plat Book 6900, Page 498 and 499, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Robert Peterson, Unmarried and Rhiannon Peterson, Unmarried to Melinda J. Klier as recorded on the 22nd day of June, 2007 in Instrument No. 20070622-0074609; Quitclaim Deed from Melinda J. Klier, unmarried to Melinda J. Klier and Mike Simmons, as tenants in common with rights of survivorship as recorded on the 9th day of July, 2008 in Instrument No. 20080709-0070637; Quitclaim Deed from Mike Simmons to Melinda J. Simmons as recorded on the 19th day of February, 2010 in Instrument No. 20100219-0012978 and Quitclaim Deed from Melinda J. Simmons now known as Melinda Klier to Melinda Klier, unmarried as recorded on the 6th day of May, 2013 in Instrument No. 20130506-0045502, in the Register's Office of Davidson County, Tennessee.

Gregory Ogle joining in the signing of this instrument to convey any marital interest he may have in the subject property.

Melinda Klier and Melinda Klier-Ogle being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODLANDS, PHASE 1, SECTION 1, as recorded in Plat Book 6900, Page(s) 498 and 499.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7408, Page 250, Book 7336, Page 36, Book 7334, Page 109, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224 and Book 8643, Page 675.

This is improved property located at 1200 PINEVIEW LN Nashville TN 37211-7422.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2016.

Melinda Klier NKA Melinda Klier-Ogle

Gregory Ogle by Melinda Klier-Ogle, 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, **Melinda Klier NKA Melinda Klier-Ogle,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Gregory Ogle,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of September, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018