This instrument was prepared by:
DLO Title, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016070017

BILL GARRETT, Davidson County
Trans:T20160089211 DEEDWARR
Recvd: 10/11/16 09:39 2 pgs
Fees:13.00 Taxes:784.40
20161011-0107136

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $212,000.00

Sworn to and subscribed before me this 7 day of October, 2016.

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public 03-10-19

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Rizgar Barwari, et al.	Farmington Mortgage	182-06-0A-248.00-CO
7216 Legacy Drive	2002 Richard Jones Rd	
Antioch, TN 37013	Nashville TN 37215	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cassandra Rucker and Anton Rucker, wife and husband** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rizgar Barwari, an unmarried man,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 258 on the Plan of Final Plat Old Hickory Hills Phase Two - Section Three of record in Plat at Instrument No. 20040420-0044507, 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 Cassandra Rucker and Anton Rucker, wife and husband by Warranty deed from The Craig Company, a Tennessee Corporation of record in Instrument No. 20050629-0074705 Register's Office for Davidson County, Tennessee, dated June 24, 2005 and recorded on June 29, 2005.

This is improved property known as **7216 Legacy Drive, Antioch, TN 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 7 day of October, 2016.

Cassandra Rucker

Anton Rucker by Cassandra Rucker atty in fact.
Anton Rucker by Cassandra Rucker Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Cassandra Rucker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as attorney in fact on behalf of Anton Rucker, and acknowledged that [s]he executed the same as the free act and deed of Anton Rucker.

Witness my hand, at ~~office~~, on this 7 day of October, 2016.

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Cassandra Rucker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of October, 2016.

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019