THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16089019**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2016. Notary Public My Commission Expires: 6-19-18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

WARRANTY DEED

Address New Owner: Mitra Mehrad and Babak Banan 4600 SKYMONT DR Nashville TN 37215-4206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13114000300

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, **Julie D. Luengas and Alfonso A. Luengas, wife and husband**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mitra Mehrad and Babak Banan, 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(s) 276, as shown on the map entitled Tynewood Estates, Section 2, of record as Plat Book 2900, Pages 89 and 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julie D. Luengas and Alfonso A. Luengas, wife and husband by Deed from Carla N. Beach, unmarried; recorded on the 22nd day of May, 2012 in Instrument No. 20120522-0044444, in the Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNEWOOD ESTATES, SECTION 2, as recorded in Plat Book 2900, Page(s) 89 and 90.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3069, Page 566 and Book 8092, Page 372.

This is improved property located at 4600 SKYMONT DR Nashville TN 37215-4206

BILL GARRETT, Davidson County
Trans:T20160090667 DEEDWARR
Recvd: 10/14/16 09:06 2 pgs
Fees:13.00 Taxes:2368.00
20161014-0108687

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 29th day of September, 2016.

Julie D. Luengas

Alfonso A. Luengas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie D. Luengas and Alfonso A. Luengas, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2016.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017