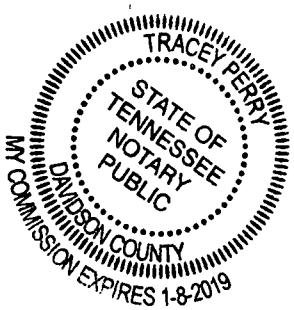
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160091892 DEEDWARR
Recvd: 10/18/16 13:47 2 pgs
Fees: 13.00 Taxes: 1729.75
20161018-0110058



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nauzanene Jafari Fard Veyjoyeh	NEW OWNER	128 12 0B 014.00
(NAME)	(NAME)	
588 Summit Oaks Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Sixty-Seven Thousand Five Hundred And No/100 Dollars ($467,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Calvin W. Bivings Builders, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nauzanene Jafari Fard Veyjoyeh**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 on the Final Plat of Woodbury, Phase 2, Cluster Lot Planned Unit Development of record in Instrument No. 20140429-0035945, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee General Partnership by Special Warranty Deed from Gallardia Properties, LLC, a Tennessee Limited Liability Company dated July 26, 2012 and recorded August 10, 2012 in Instrument No. 201208100071790, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Calvin W. Bivings Builders, LLC by Warranty Deed from Greater Middle Tennessee Development Partnership dated November 10, 2015 and recorded November 13, 2015 as Instrument No. 201511130115244, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-166192SSO

unimproved ☐

This is improved ☒ property, known as 588 Summit Oaks Ct., Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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.

Witness our hands this 14 day of October, 2016.

Calvin W. Bivings Builders, LLC

BY: _____
Calvin W. Bivings, Chief Managing Member

BY: _____
Carol A. Bivings, Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named CALVIN W. BIVINGS, AS CHIEF MANAGING MEMBER AND CAROL A. BIVINGS, AS SECRETARY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are the Chief Managing Member and Secretary of CALVIN W. BIVINGS BUILDERS, LLC, the within named bargainor, a Limited Liability Company, and that they as such Chief Managing Member and Secretary, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2016.

_____
Notary Public

My Commission Expires: September 7, 2020

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: NAT-166192SSO