THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099268**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $257,000.00. Affiant Subscribed and sworn to before me, this 27th day of October, 2016. Notary Public My Commission Expires: _____

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

BILL GARRETT, Davidson County
Trans: T20160095859 DEEDWARR
Recvd: 10/31/16 10:22 2 pgs
Fees: 13.00 Taxes: 950.90
20161031-0114645

WARRANTY DEED

Address New Owner: Joseph Faiz and Kamran Haidari 209 Woodfield Cove Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-12-0B-145.00 CO

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, **Seth W. McCormick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Faiz and Kamran Haidari, joint tenants with right of survivorship**, ("Grantees"), their 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) 366, as shown on the map entitled Bradford Hills Section Eight, of record in Plat Book 7900, pages 387 and 388, 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 SETH W. MCCORMICK, by deed from SCOTT L. DICKSON and STACY S. DICKSON, his wife, of record in Instrument No. 20070109-0003890, dated December 17, 2006, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 172-12-0B-145.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Boundary Plan of record in Plat Book 7900, page 6, said Register's Office.

Matters shown on the Plan of record in Plat Book 7900, pages 387 and 388, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8069, page 170 and Book 8634, page 799, said Register's Office.

By-Laws of Bradford Hills Homeowner's Association, Inc. of record in Book 8071, page 531, said Register's Office.

This is improved property located at 209 Woodfield Cove Nashville TN 37211

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 27th day of October, 2016.

Seth W. McCormick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Seth W. McCormick, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018