WARRANTY DEED

CARLA R. DILLARD ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD COUNTY, TENNESSEE

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 12-8-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wilson Emebunor Jr.		11913020800
(NAME)	(NAME)	
508 Radnor St.	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Hozan Barwari,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wilson Emebunor Jr.,** an unmarried man, 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:

Land in Davidson county, Tennessee being Lot No. 88 on the Plan of College Heights of record in Plat Book 332 page 19 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more compete description of said property.

Being the same property conveyed to Hozan Barwari, by deed from Janet Holt Keeton, Executrix of the Estate of Mary Louise Holt, deceased of record in Instrument 20150916-0093861, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 508 Radnor St., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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.

BILL GARRETT, Davidson County
Trans:T20160096256 DEEDWARR
Recvd: 10/31/16 15:51 2 pgs
Fees:13.00 Taxes:1294.63
20161031-0115104

Witness my/our hands this 21st day of October, 2016.

Hozan Barwari

State of Tennessee
County of Williamson

Personally appeared before me Hozan Barwari, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of October, 2016.

Notary Public
My Commission Expires: _____

File No.: 11500

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017