Davidson County	DEEDWARR
Recvd: 11/14/16 14:28	3 pgs
Fees:18.00 Taxes:925.00	
20161114-0119835	

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
ATTORNEY AT LAW
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Cleve Bryant Murphy, Trustee 702 Farrington Place Franklin, TN 37069	Cleve Bryant Murphy Trustee 702 Farrington Place Franklin, TN 37069	161-05-046.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

AFFIANT

SWORN to and subscribed before me on this 14th day of November 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

4/11/2020

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, AMROLLAH SHARIFI, and NAIM SHARIFI, by these presents do hereby sell and convey unto CLEVE BRYANT MURPHY, TRUSTEE OF THE CLEVE B. MURPHY REVOCABLE TRUST a/u dated September 12, 2012, its successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

The following described real estate situated in the Davidson County, Tennessee and more particularly as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled Section One Huntington Park, of record in Plat Book 4175, page 10, 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 premises conveyed to Amrollah Sharifi and Naim Sharifi from Wilson & Associates, PLLC by Trustee's Deed dated 7/27/2016 and recorded on 8/2/2016 in Instrument No. 20160802-0079324. Register's Office for Davidson County, Tennessee.

The granors have never occupied this property as a personal or primary residence.

This is improved property known as 772 and 774 Huntington Parkway, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple and have the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. All matters of the Plat of record at Book 4175 page 10, Registers Office of Davidson County, Tennessee
2. Easements and set back lines of record at Book 4175 page 10, Registers Office of Davidson County, Tennessee
3. Restrictive Covenants of record at Book 4225, page 778, Registers Office of Davidson County, Tennessee
4. Taxes for the year 2016 which are prorated.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantee, its successors and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 11 day of November, 2016.

Amrollah Sharifi

Naim Sharifi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, William Timothy Hill, a Notary Public in and for the State and County aforesaid, personally appeared AMROLLAH SHARIFI and NAIM SHARIFI, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 11th day of November, 2016, at Nashville, Tennessee.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 3 2020

NOTARY PUBLIC

My Commission Expires:

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020