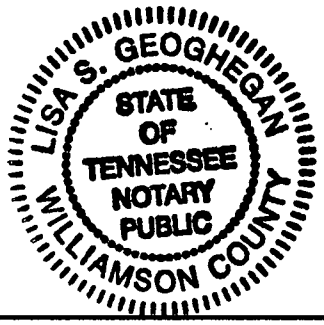
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-20-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kareem Hedayat	Farmington Mortgage	108 16 0 237.00
(NAME)	(NAME)	
914 Hammack Drive	2002 Richard Jones Rd Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas Holzemer**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kareem Hedayat and Nasreen Harier Hedayat, as husband and wife**, hereinafter called the GRANTEE (S), 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. 109A, on the plan of Percy Priest Woods Section IV, Lots 105 through 110 Zone Lot Division, of record in Plat Book 6250, Page 843, amending Plat Book 6250, Pages 356 and 357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Holzemer, unmarried by Warranty Deed from Tammy R. DeBerry, unmarried n/k/a Tammy R. Roberts, married, dated 10/15/2008 recorded 10/16/2008, of record in Instrument No. 20081016-0104139, in the Register's Office for Davidson County, Tennessee.

Beth Holzemer joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 6250, Page 843 amending Plat Book 6250, Pages 356 and 357, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 5984, Page 865, Amended Restrictive Covenants of record in Book 6020, Page 270, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 6071, Page 482, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Book 6071, Page 491, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160111881 DEEDWARR
Recvd: 12/20/16 10:57 2 pgs
Fees:13.00 Taxes:517.63

20161220-0133546

Deed of Conveyance of record in Book 6147, Page 886, Book 6147, Page 893, Book 7430, Page 167, Book 7430, Page 201, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 6556, Page 612, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 914 Hammack Drive, Nashville, TN 37214
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16 day of December, 2016

Thomas Holzemer

Thomas Holzemer

Sara Beth R Holzemer

Beth Holzemer

State of Tennessee
County of Williamson

Personally appeared before me Thomas Holzemer and Beth Holzemer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of December, 2016.

Notary Public
My Commission Expires: 8/25/17

DONALD R HARRETT JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DM all to:
Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800