THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160114890 DEEDWARR
Recvd: 12/30/16 08:38 2 pgs
Fees:13.00 Taxes:1417.10



20161230-0137182

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165708

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Aley Hamadani 5729 Cloverwood Drive Brentwood, Tennessee 37027	Regions Bank Mortgage Loan Servicing Dept 2520 P O Box 2153 Birmingham, AL 35287-2520	171-07-O-049.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ROBERT GILLESPIE AND WIFE, MICHELLE GILLESPIE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ALEY HAMADANI, A MARRIED MAN**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Cloverland Acres, Section 4, of record in Book 4660, page 45, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert J. Gillespie and wife, Michelle W. Gillespie, by Warranty Deed from Rodrick A. Montgomery and wife, Sheila R. Montgomery, of record in Instrument No. 20041117-0138332, Register's Office for Davidson County, Tennessee.

This is improved property known as **5729 Cloverwood Drive, Brentwood, Tennessee 37027 .**

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 16 day of **December, 2016**:

Robert J Gillespie by Michelle Gillespie, attorney in fact

Robert Gillespie, by Michelle Gillespie, Attorney in Fact

Michelle W Gillespie

Michelle Gillespie

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 19th day of December, 2016, before me personally appeared Robert Gillespie, by M, the undersigned, a Notary Public in and for said County and State, the within named **MICHELLE GILLESPIE**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of December, 2016:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF Williamson)

On this 19th day of December, 2016, before me personally appeared **Michelle Gillespie**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Robert Gillespie**, and who acknowledged that such person executed the same as the free act and deed of **Robert Gillespie** .

Witness my hand and official seal, this the 19th day of **December, 2016**.

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $383,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2016:

Notary Public

My Commission Expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019