WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Y-KW-16-5113-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2017.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hedayat Moradi	**New Owner**	
(NAME) **5113 Morningwood Lane**	BILL GARRETT, Davidson County Trans:T20170003079 DEEDWARR Recvd: 01/12/17 08:49 2 pgs Fees:13.00 Taxes:869.50 20170112-0003461	**183-05-0A-250.00-CO**
(ADDRESS) **Nashville, TN 37013**		
(CITY) (STATE) (ZIP)	(CITY)	

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 consideration, the receipt of which is hereby acknowledged, **KAREN ESTES PENDLETON (FKA KAREN ESTES) AND MARK ALAN PENDLETON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEDAYAT MORADI, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 59 on the Plan of Phase 5, Section 8, October Woods of record in Plat at Instrument No. 19991214-0303097 and Instrument No. 1991214-0303098, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen Estes, an unmarried woman by Warranty deed from Mahmoud S. Qazait of record in Instrument No. 20060404-0038101 Register's Office for Davidson County, Tennessee, dated March 31, 2006 and recorded on April 04, 2006. Karen Estes having since been married and is now known as Karen Estes Pendleton. Said Karen Estes Pendleton is one in the same as Karen Ray Estes and Karen R. Estes.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 199912140303097 and Instrument no. 19991240303098, Register's Office of Davidson County, Tennessee.
- Restrictions of record in Book 9840, Page 276, made applicable to Section 8 in Instrument No. 19991206-0300152, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area to HOA of record in Instrument Number 20000425-0041127, in the Register's Office for DavidsonCounty, Tennessee.
- Drainage Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 8443, Page 75, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 11367, Page 166, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5113 Morningwood Lane , Nashville, Tennessee 37013**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 6th DAY OF JANUARY, 2017.

Karen Estes Pendleton

Karen Estes Pendleton

Mark Alan Pendleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN ESTES PENDLETON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of January, 2017.

Notary Public
My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ALAN PENDLETON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of January, 2017.

Notary Public
My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212