Davidson County DEEDWARR
Recvd: 01/13/17 10:24 3 pgs
Fees:18.00 Taxes:555.00
20170113-0004155

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of December, 2016.

Notary Public
My commission expires: 3/2/19

JULIE E. DYESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

05-1611-67064

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amrollah Sharifi	Amrollah Sharifi	072-13-0-080.00
4005 Toddington Drive	4005 Toddington Drive	
Nashville TN 37215	Nashville TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Juanita Roberts Young, as Devisee under the Last Will and Testament of Clyde Hayden Litchfield, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amrollah Sharifi, a married person and Naim Sharifi, an unmarried man, as tenants in common**, hereinafter called the Grantees, their successors 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. 85, on the Plan of Plat of Trevecca Subdivision of Renraw, of record in Book 421, Pages 72 and 73, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vernon Tuttle and wife, Rebecca Tuttle by Warranty Deed from B & W Investments, a partnership, dated June 23, 1986, recorded June 24, 1986, of record in Book 6896, Page 512, Register's Office for Davidson County, Tennessee. The said Vernon Tuttle having since died on September 25, 1990.

Further being the same property conveyed to Rebecca B. Litchfield and husband, Clyde Hayden Litchfield by Quitclaim Deed from Rebecca B. Tuttle now known as Rebecca B, Litchfield dated June, 2, 2010, recorded June 2, 2010, of record in Instrument No. 20100602-0042342, Register's Office for Davidson County, Tennessee. The said Rebecca B. Litchfield having since died testate on January 7, 2013. Clyde H. Litchfield having since died February 13, 2016, and predeceased Rebecca B. Litchfield. The estate of Clyde Hayden Litchfield is currently being probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 16P-1599. The Last Will and Testament of Clyde Hayden Litchfield devised subject property to Juanita Roberts Young.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1005 McClurkan Avenue, Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Juanita Roberts Young, in her capacity as Executrix of the Estate of Clyde Hayden Litchfield, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

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

Juanita Roberts Young, as Devisee, and as
Executrix under the Last Will and Testament of
Clyde Hayden Litchfield, deceased

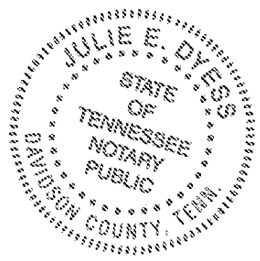
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Juanita Roberts Young, as Devisee and as Executrix under the Last Will and Testament of Clyde Hayden Litchfield, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 16th day of December, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 2/7/17



True Copy Certification

I, **Rebecca Padilla**, 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.

Rebecca Padilla

Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Rachelle Caudill**, a notary public for this county and state, **Rebecca Padilla** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachelle Caudill

Notary Public

