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:T20170021156 DEEDWARR
Recvd: 03/13/17 09:44 2 pgs
Fees:13.00 Taxes:1572.50
20170313-0024210

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bijoy John and Umasankar Ramadoss 5835 Nolensville Pike Nashville, TN 37211	New Owner 5259 McGavock Rd. Brentwood, TN 37027	161-00-0-270.00

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, **FARIBORZ AKBARI AND DAVID ASHKZARI**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **BIJOY JOHN MARRIED, AND UMASANKAR RAMADOSS, MARRIED**, 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. 3, on the Plan of Resubdivision of Lot 1, Maple Ridge, of record in Book 8250, Page 187, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fariborz Akbari and David Ashkzari, as tenants in common, by Warranty Deed, from CKL Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160926-0101491, Register's Office for Davidson County, Tennessee, recorded September 26, 2016.

This was never the residence of the Grantors.

This is improved property known as **5835 Nolensville Pike, Nashville, Tennessee 37211** .

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 **10th** day of **March**, **2017**:

Fariborz Akbari _____ **David Ashkzari** _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FARIBORZ AKBARI AND DAVID ASHKZARI**, 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 10th day of March, 2017.

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $425,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2017:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON