THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
ATTORNEY AT LAW
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

Return to:
Concord Title
3000 Meridian Blvd Suite 140
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170022696 DEEDWARR
Recvd: 03/16/17 15:34 2 pgs
Fees:13.00 Taxes:703.00
20170316-0026017

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Matthew J Moore 1204 Waverunner Court East Nashville, TN 37217	Same	136-13-0A-016.00 CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

AFFIANT

SWORN to and subscribed before me on this 16 day of Mar, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor, **NAIM SHARIFI**, a single person, by these presents, does hereby sell and convey unto **MATTHEW J. MOORE**, his heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

The following described real estate situated in the Davidson County, Tennessee and more particularly as follows, to-wit:

The property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

Being all of Lot Number 16 on the Plan of Watersview Estates, P.U.D., according to the plat thereof recorded in Instrument Number 20010515-0050286, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said Lot.

Being the same property conveyed to Naim Sharifi, by Trustee's Deed recorded at Instrument No. 20161207-0128552, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1204 Waverunner Court East, Nashville, TN 37217.

The Grantor has never occupied the property as a primary residence.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. All matters of the Plat of record at Book 4175 page 10, Registers Office of Davidson County, Tennessee
2. Easements and set back lines of record at Book 4175 page 10, Registers Office of Davidson County, Tennessee
3. Restrictive Covenants of record at Book 4225, page 778, Registers Office of Davidson County, Tennessee
4. Taxes for the year 2017, a lien but not due or payable and which are prorated.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 10th day of March, 2017.

Naim Sharifi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, William Timothy Hill, a Notary Public in and for the State and County aforesaid, personally appeared NAIM SHARIFI, a single person, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 10th day of March, 2017, at Nashville, Tennessee.

NOTARY PUBLIC

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

My Commission Expires: