WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170034717 DEEDWARR
Recvd: 04/25/17 11:10 2 pgs
Fees:13.00 Taxes:969.40
20170425-0040457

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

B-BS-17-3444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21 (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)
Jake Piva and Kelsie Brennan	Success Mortgage Partners, Inc	
(NAME)	(NAME)	**172-12-0B-325.00-CO**
3444 Cobble Street	1200 S. Sheldon Rd., Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Plymouth MI 48170	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **BETTIE TAVAKOLI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAKE PIVA, A SINGLE MAN, AND KELSIE BRENNAN, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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. 540, on the Plan of Bradford Hills, Section Thirteen, as shown on plat of record in Plat Book 7900, page 6, as amended in Book 7900, page 661, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Bettie Tavakoli, unmarried by Warranty deed from Benjamin K. Faulk, married of record in Instrument No. 20070116-0005544 Register's Office for Davidson County, Tennessee, dated January 12, 2007 and recorded on January 16, 2007.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6, as amended in Book 7900, page 661, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170; Book 9227, page 69; and Book 9227, page 681, Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common areas to Bradford Hills Homeowner's Association of record in Book 9779, Page 672 and Book 8154, page 304, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County of record in Book 9988, Page (s) 919 and 923, in the Register's Office for Davidson County, Tennessee.
- Charter of Bradford Hills Homeowner's Association of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Bradford Hills of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service of record in Book 8377, Page 769 and Book 8377, page 808, 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: **3444 Cobble Street , Nashville, Tennessee 37211**.

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 20th DAY OF APRIL, 2017.

Bettie Tavakoli by SGF ATTORNEY IN FACT

Bettie Tavakoli by Spiros Vergatos,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Spiros Vergatos, 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 BETTIE TAVAKOLI, and who acknowledged he/she/they executed the same as the free act and deed of the said BETTIE TAVAKOLI.

Witness my hand and official seal, this the 20th of April, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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