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WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF MAY, 2017. NOTARY PUBLIC MY COMMISSION EXPIRES

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires September 18, 2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8851 MK INVESTMEN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ashkan Balooch Gharaei	New Owner	180040A18500CO
2517 Oak Forest Dr		
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELAINE DAVIDSON, JULIE FREETLY AND MARY BELLES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ASHKAN BALOOCH GHARAEI, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2044 SHERBROOKE LANE, Nashville, TN 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/or 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/or 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 hand on the 8th day of May, 2017.

Elaine Davidson

Julie Freetly

Mary Belles

BILL GARRETT, Davidson County
Trans:T20170039854 DEEDWARR
Recvd: 05/10/17 11:07 2 pgs
Fees:13.00 Taxes:869.50
20170510-0046376

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, ELAINE DAVIDSON AND JULIE FREETLY, AND MARY BELLES, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of May, 2017.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 5, SECTION SIX, HIGHLAND CREEK, RS-10 SUBDIVISION - CLUSTER LOT OPTION, as shown on plat of record in Instrument No. 20160725-0076246, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Elaine Davidson, Julie Freetly and Mary Belles by Personal Representative's Quitclaim Deed from Elaine Davidson as Personal Representative of the Estate of Dean Dail Freetly, recorded on the 18th day of August, 2015 in Instrument No. 20150818-0083148, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 9700, Page(s) 959-960, Instrument Nos. 200004250040723, 200009210094040, Plat Book 5210 Page 21 and Plat Book 5210, Page 258, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11568, Page 311 and Instrument No. 200004130037474, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 11568, Page 301.

f. Easement for Ingress/Egress, recorded in Book 5266, Page 40.

g. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX, HIGHLAND CREEK, RS-10 SUBDIVISION - CLUSTER LOT OPTION, as recorded in Instrument No. 20160725-0076246, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

h. Conveyance of open space to Highland Creek Homeowner's Association, Inc. by Quitclaim Deed recorded at Instrument No. 20160808-0081891.

i. Easement for Sewer/Storm Drainage, recorded in Book 10569, Page 732, Instrument No. 20011220-0140680, Book 10316, Page 569 and Book 10419, Page 504.

j. Easement for Sewer, recorded in Book 10419, Page 516 and Book 10419, Page 470.

k. Easement for Landscape & Irrigation , recorded in Instrument No. 200006220062243.

l. Temporary Easement Agreement recorded in Instrument No. 200006220062242.

m. Stormwater Detention Agreement recorded in Book 11338, Page 738.

n. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

o. Property taxes for the current year.