BILL GARRETT, Davidson County
Trans:T20170040485 DEEDWARR
Recvd: 05/12/17 08:34 4 pgs
Fees:23.00 Taxes:869.50
20170512-0047089

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Arta Farhangi and Milad Farhangi 7315 Autumn Crossing Way Brentwood, TN 37027	SAME	Map and Parcel: 04309038000

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BENTON W. MORVANT** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **ARTA FARHANGI, as to a one-half (1/2) undivided interest, and MILAD FARHANGI, as to a one-half (1/2) undivided interest, as tenants in common** (the "Grantees"), their heirs, representatives, successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs, successors, representatives and assigns, forever. And the Grantor does covenant with the Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And the Grantors do further covenant and bind themselves, their heirs, representatives, successors, and assigns to warrant and forever defend the title to the said land to the Grantees, their heirs, representatives, successors and assigns, against the lawful claims of all persons, whomever.

Grantor further warrant that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of any of the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 9 day of May, 2017

Benton W. Morvant
BENTON W. MORVANT

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public, BENTON W. MORVANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand, at office, this 9th day of May, 2017.

BRITTANY B GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
September 22, 2020

Brittany B Gibson
NOTARY PUBLIC
My Commission Expires: Sept 22, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $235,000.00.

Affiant

Subscribed and sworn before me this 10th day of May, 2017.

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

Peggy Axford
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 13, Block B, on the Plan of Woodlawn Estates, as shown on plat of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said No. 13 as shown on said plan fronts 55 feet on the easterly side of Gallatin Pike and extends back between parallel lines 165 feet to a dead line in the rear on which it measures 55 feet thereon.

Being the same property conveyed to Benton W. Morvant by Warranty Deed from David A. Allen and wife, Rita C. Allen of record in Book 10579, Page 721, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2017, a lien not yet due and payable.

2. Right of Way Deed of record in Book 2494, Page 85, Register's Office for Davidson County, Tennessee.

3. Right of Way Deed of record in Book 2494, Page 87, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3340, Page 250, Register's Office for Davidson County, Tennessee.