WARRANTY DEED

Amelia Swanson
State of Tennessee Notary Public
Williamson County

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 5/27/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matin Ghafuri Djamila Ghafuri	Franklin Synergy Bank	17200016100
(NAME)	(NAME)	
131 Holt Hills Rd.	122 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/14/17 13:01 2 pgs
Fees:13.00 Taxes:1291.30
20170614-0059754

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Johnny B. Ellis, Trustee of "The Johnny Bryce Ellis Irrevocable Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matin Ghafuri and Djamila Ghafuri,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot 1 parcel 161 on the Resubdivision of Lot 21, Section Two-A and Revision to Lot 1, Section 4, Holt Hills of record in Plat Book 9700, Page 541, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnny B. Ellis, Trustee of "The Johnny Bryce Ellis Irrevocable Trust", by deed from Johnny Ellis a/k/a Johnny B. Ellis, Sr. of record in Instrument No. 20151027-0109425, Register's Office for Davidson County, Tennessee. Johnny B. Ellis, a/k/a Johnny B. Ellis, Sr.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 131 Holt Hills Rd., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 12th day of June, 2017.

John B Ellis Trustee

Johnny B. Ellis, Trustee of "The Johnny Bryce Ellis Irrevocable Trust"

State of Tennessee
County of Williamson

On this 12th day of June, 2017, before me, personally appeared Johnny B. Ellis, Trustee of "The Johnny Bryce Ellis Irrevocable Trust", to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public Kasey Kelchner
My Commission Expires: 12-20-20

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

File No.: 12132

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON