BILL GARRETT, Davidson County
Trans:T20170060831 DEEDWARR
Recvd: 07/17/17 12:01 2 pgs
Fees:13.00 Taxes:888.00
20170717-0071610

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of July, 2017, bv and between Wade S. Dunlap, a single man, party of the first part, and Nawzad Z. Babiry, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 n the Plan of Oak Highland, Phase One, of record in Plat Book 6900, Pages 432, 433, 434 and 435, Register's Office for said county, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Wade S. Dunlap and Judith A. Dunlap by virtue of that certain Warranty Deed dated May 16, 1994, and being of record at Book 9350, Page 213 in the Register's Office of Davidson County, Tennessee. Judith A. Dunlap having since died on June 21, 2016.
The said Judith A. Dunlap having since died on June 21, 2016 leaving Wade S. Dunlap as the remaining tenant by the entirety.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions in book 7350, page 4, book 7367, page 587, book 8765, page 77, instrument number 20000428-0042354, 20020725-0089130, and 20020725-0089131, said Register's Office; By-Laws of record in book 8765, page 90, said Register's Office; Charter of record in book 7337, page 529 and in book 8765, page 100, said Register's Office; Quit Claim Deed for HOA in Book 7473, page 697, said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Wade S. Dunlap

Wade S. Dunlap

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wade S. Dunlap and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of July, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address: Nawzad Babiry
161 Brian Circle
Antioch, TN 37013

Tax Parcel No 173040A03500CO

Property Address: 161 Brian Circle
Antioch, TN 37013

MAIL TAX BILLS TO: Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage
5160 Tennyson Pkwy, Suite 1000
Plano, TX 75024

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is ~~$241,500.00~~ *$240,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Patricia Green
AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of July, 2017.

Notary Public

My Commission Expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY