Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

A-TG-17-7821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(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)
Robert Cooper Bice	**New Owner**	
(NAME)	(NAME)	**156 01 0B 037.00**
7821 Harpeth View Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **HOGER AMEER ALI SIRANY AND CIHAN ALI SAIRANY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT COOPER BICE, A SINGLE MAN,** 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. 37 on the Plan of Harpeth View Subdivision of record in Plat Book 6900, Page 319, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hoger Ameer Ali Sairany and spouse Cihan Sairany by Warranty deed from Cynthia L. Barker, unmarried of record in Instrument No. 20080703-0069095 Register's Office for Davidson County, Tennessee, dated June 25, 2008 and recorded on July 03, 2008.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 319, 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 7112, Page 341, Book 7242, page 537 and Book 10940, page 605, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7242, Page 546 and Book 10940, Page 619, Book 7112, Page 350, in the Register's Office for Davidson County, Tennessee.
- Charter of Harpeth View HOA of record in Book 7306, Page 411 and Book 10940, page 614, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 6970, Page 275, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8436, Page 543, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20080703-0069095 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: **7821 Harpeth View Drive, Nashville, Tennessee 37221**.

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.

Bill Garrett Davidson County
Batch# 1162 **DEEDWARR**
09/15/2017 09:39:27 AM 2 pgs
Fees: $13.00 Taxes: $1,250.60

20170915-0094411

Witness my/our hand(s) this the 11 DAY OF SEPTEMBER, 2017.

Hoger Ameer Ali Sirany by Hassan Merani Attorney in Fact-
Hoger Ameer Ali Sirany by Hassan Merani as Attorney-in-Fact

Cihan Ali Sairany by Hassan Merani Attorney in Fact-
Cihan Ali Sairany by Hassan Merani as 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, HASSAN MERANI, 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 HOGER AMEER ALI SIRANY AND CIHAN ALI SAIRANY, and who acknowledged he/she/they executed the same as the free act and deed of the said HOGER AMEER ALI SIRANY AND CIHAN ALI SAIRANY.

Witness my hand and official seal, this the 11th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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