Bill Garrett Davidson County
Batch# 50266 **DEEDWARR**
01/23/2018 10:04:19 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20180123-0006813

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JM-RB-17-5527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-016-2020
(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)
Armen Safarian and Monaliza Safarian	**Caliber Home Loans, Inc.**	
(NAME)	(NAME)	
6508 Jocelyn Hollow Road	**1199 South Beltline Road**	**103-06-0-230.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Coppell, TX 75019**	
(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, **RUSSELL BUCHI, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARMEN SAFARIAN AND MONALIZA SAFARIAN, HUSBAND AND WIFE,** 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. 23, Tract "A" on the Plan of Brookside Court of record in Plat Book 1424, Page 145, 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 Russell Buchi by Quitclaim deed from Armen Safarian, married and Russell Buchi, unmarried of record in Instrument No. 20170816-0083983 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 16, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 1424, Page 145, Register's Office for Davidson County, Tennessee.
- Joint driveway easement of record in Book 5223, Page 391 and Book 5268, page 711, 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: **5527 Knob Rd., Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 18th DAY OF JANUARY, 2018.

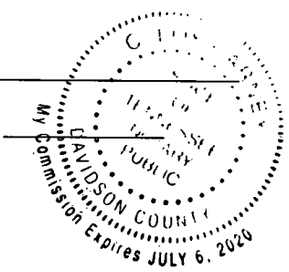
Russell Buchi

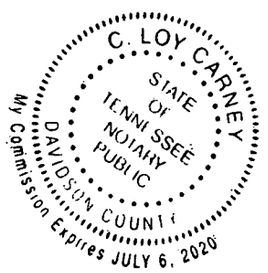
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSSELL BUCHI, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of January, 2018.

Notary Public
My Commission Expires:
(SEAL)





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