WARRANTY DEED

AMY K FRYE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

29048

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2018.

(Affix Seal) Notary Public

My Commission Expires: 12/20/2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hamid Mehdiyar and Leila Azadnia	~~NEW OWNER~~ SWBC Mortgage	Map/Parcel
1225 Brentwood Highlands Drive	P.O. Box 902028	172040A01900 CO
Nashville, Tennessee 37211	Florence, SC 29502	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, CLEVE BRYANT MURPHY, TRUSTEE OF THE CLEVE B. MURPHY REVOCABLE TRUST U/A DATED SEPTEMBER 12, 2012, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto HAMID MEHDIYAR AND LEILA AZADNIA, husband and wife, hereinafter called the GRANTEES, their heirs 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. 64 as shown on the Plan of Phase One, Highlands of Brentwood, of record in Plat Book 9700, page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cleve Bryant Murphy, Trustee for the Cleve B. Murphy Revocable Trust u/a dated September 12, 2012, by deed from Marino Anton Bruce, dated May 30, 2017, of record in Instrument No. 20170531-0053737, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2018 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 172040A01900 CO.

b. All matters appearing on the Plan of Highlands of Brentwood, Phase One of record in Book 9700, page 857, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 59489 DEEDWARR
02/15/2018 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,359.75
20180215-0014911

c. Declaration of Covenants, Conditions and Restrictions of record in Book 11356, page 815, Book 11629, page 906; and Instrument No. 20020722-0087704, Register's Office for Davidson County, Tennessee.

d. Charter for Highlands of Brentwood Homeowners' Association of record in Book 11595, page 872, Register's Office for Davidson County, Tennessee.

e. Easements and restriction of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.

f. Easement to BellSouth Telecommunications Inc. of record in Book 11608, page 467, Register's Office for Davidson County, Tennessee.

g. Conveyance of common area of record in Book 11629, page 909 and Instrument No. 2000407-0035205, Register's Office for Davidson County, Tennessee.

h. Easement for ingress/egress of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.

i. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7461, page 805, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1225 Brentwood Highlands Drive, Nashville, Tennessee 37211

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his successors and assigns, 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 hand this 13th day of February, 2018:

Cleve Bryant Murphy, Trustee of the Cleve B. Murphy Revocable Trust u/a dated September 12, 2012

BY Cleve Bryant Murphy, Trustee
Cleve Bryant Murphy, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Cleve Bryant Murphy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Cleve B. Murphy Revocable Trust, u/a/ dated September 12, 2012, the within bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee of the Cleve B. Murphy Revocable Trust u/a dated September 12, 2012.

Witness my hand, at office, this 13th day of February, 2018:

Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

