# WARRANTY DEED

JOHN C. EAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-HD-18-290-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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) |
|---|---|---|
| **Gholam Sakhi Durani** | **New Owner** | |
| (NAME) | (NAME) | **13311008400** |
| **613 Bloomfield Way** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (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, **LINDA JOYCE MATLOCK, CO-SUCCESSOR TRUSTEE, JUDY CAROL WHITAKER, CO-SUCCESSOR TRUSTEE, MICKIE KAY WOODS, CO-SUCCESSOR TRUSTEE, ROY LEON MATLOCK, JR., CO-SUCCESSOR TRUSTEE AND WILLIAM THOMAS MATLOCK, CO-SUCCESSOR TRUSTEE OF THE MATLOCK DECEDENTS IRREVOCABLE TRUST, UNDER AGREEMENT DATED OCTOBER 10, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GHOLAM SAKHI DURANI,** 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 64 on the Plan of Valley View Meadows Subdivision, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Martha H. Matlock, Trustee of the Matlock Decedent's Irrevocable Trust, under agreement dated October 10, 2014 by Quitclaim Deed from Martha H. Matlock, sole successor Trustee of the Roy L. and Martha H. Matlock, Sr. Joint Revocable Living Trust under agreement dated December 28, 1993, of record in Instrument No. 20150428-0037905, dated April 24, 2015 and recorded April 28, 2015.
Nonjudicial Settlement Agreement to Modify Trustee Authorizations executed on July 28th, 2017 appointing Linda Joyce Matlock, Judy Carol Whitaker, Mickie Kay Woods, Roy Leon Matlock, Jr. and William Thomas Matlock as the Successor Co-Trustees. Said Agreement is not of record.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **290 Elysian Fields Rd., 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 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# 62533 **DEEDWARR**
02/26/2018 03:19:39 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20180226-0018019

Witness my/our hand(s) this the 22nd DAY OF FEBRUARY, 2018.

Matlock Decedents Irrevocable Trust, under agreement dated October 10, 2014

BY: _____
Linda Joyce Matlock
Successor Trustee

BY: _____
Judy Carol Whitaker
Successor Trustee

BY: _____
Mickie Kay Woods
Successor Trustee

BY: _____
Roy Leon Matlock, Jr.
Successor Trustee

BY: _____
William Thomas Matlock
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA JOYCE MATLOCK, SUCCESSOR TRUSTEE of MATLOCK DECEDENTS IRREVOCABLE TRUST, UNDER AGREEMENT DATED OCTOBER 10, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of February, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY CAROL WHITAKER, SUCCESSOR TRUSTEE of MATLOCK DECEDENTS IRREVOCABLE TRUST, UNDER AGREEMENT DATED OCTOBER 10, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of February, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICKIE KAY WOODS, SUCCESSOR TRUSTEE of MATLOCK DECEDENTS IRREVOCABLE TRUST, UNDER AGREEMENT DATED OCTOBER 10, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of February, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY LEON MATLOCK, JR., SUCCESSOR TRUSTEE of MATLOCK DECEDENTS IRREVOCABLE TRUST, UNDER AGREEMENT DATED OCTOBER 10, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of February, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM THOMAS MATLOCK, SUCCESSOR TRUSTEE of MATLOCK DECEDENTS IRREVOCABLE TRUST, UNDER AGREEMENT DATED OCTOBER 10, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of February, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)




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