WARRANTY DEED

Bill Garrett Davidson County
Batch# 95548 DEEDWARR
05/22/2018 01:24:25 PM 2 pgs
Fees: $13.00 Taxes: $1,013.80

20180522-0049076

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $274,000.00.

Affiant

Subscribed and sworn to before me this 21 day of May, 2018.

Notary Public
My Commission expires: 12/6/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nicholas Barkemeyer	First Community Mortgage	071-04-0-070.00
2616 Jones Avenue	262 Robert Rose Dr. Ste 101	
Nashville, TN 37207	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hozan Barwari, married and Nijirvan Kuremay, married, as tenants in common**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nicholas Barkemeyer and Michele R. DeGraaf,** as joint tenants, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of Joywood Heights, Section II, of record in Plat Book 1130, Page 92, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Westerly margin of Jones Avenue at the common corners of Lot Nos. 328 and 329; thence westerly with the line between Lot Nos. 328 and 329, a distance of 190.2 feet to a point which is the common corner of Lot Nos. 328 and 329, 293 and 292; thence Northwardly 60 feet along the line between Lot Nos. 329 and 292, to an iron pin placed in the South margin of Lot No. 290 and at the common corner of Lot Nos. 290, 329 and 289 a distance of 174.1 feet to the West margin of Jones Avenue; thence along the West margin of Jones Avenue around a curve in a Southwardly direction 62.2 feet to the beginning.

Being the same property conveyed to Hozan Barwari, married and Nijirvan Kuremay, married, as tenants in common from Herbert Boyd, unmarried by Warranty Deed on September 27, 2016, of record in Instrument Number 20161003-0103834, Register's Office Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years..
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Pages 92 and 93, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2616 Jones Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 17, 2018.

Hozan Barwari

Nijirvan Kuremay

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hozan Barwari and Nijirvan Kuremay,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 17, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY