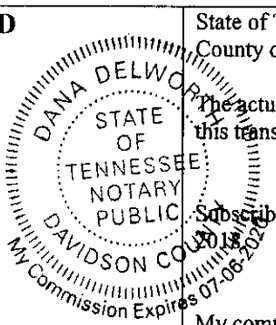
WARRANTY DEED

Bill Garrett Davidson County
Batch# 122429 DEEDWARR
07/30/2018 03:47:02 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20180730-0074295



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00**

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2018.

Notary Public

My commission expires: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Deborah Ruth Webb **Nicholas B. Webb**	new owners	**Map 086-14-0-B Parcel 112.00co**
3556 Greenwood Dr.		
Hermitage, TN 37076		

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, WE,

Ali Marashi and wife, Sara Marashi aka Sara E. Marashi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas B. Webb and Deborah Ruth Webb, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 62 on the Plan of the Final Plat of Fleetwood Subdivision, Phase Two, a Planned Unit Development, as of record in Plat Book 6900, Pages 738 and 739, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ala Marashi and wife Ara E. Marashi, husband and wife, by Warranty Deed from Chad Moddox and Brittany Maddox, dated October 29, 2015, of record in Instrument No. 20151103-0111813, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit correcting Grantees' names to read Ara Marashi and Sara Marashi, husband and wife, of record in Instrument No. 20151215-0125821, said Register's Office.

Conveyance of the above described parcel subject to the following: 1)The Plan of record in Book 6900, Pages 738 and 739, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Fleetwood, of record in Book 7170, Page 987, and By-Laws attached thereto, Amendment to the By-Laws of record in Instrument No. 20110526-0040493. Annexation for Phase Two of record in Book 7940, Page 565, Register's Office for Davidson County, Tennessee. 3) Charter of Fleetwood Homeowner's Association of record in Book 7114, Page 370, said Register's Office. 4) All matters shown on the Boundary Plat of record in Book 6900, Page 225, said Register's Office. 5) Storm Water Detention Agreement of record in Book 7107, Page 408, said Register's Office. 6) Subject to all matters as shown on the Plat of record in Book 6900, Page 225, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **3556 Greenwood Dr., Hermitage, TN 37076**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-18-3556

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 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 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/our hand(s) this **27th** day of **July, 2018.**

Ali Marashi

Sara Marashi aka Sara E. Marashi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ali Marashi and Sara Marashi aka Sara E. Marashi,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **July, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY