G-31147-8
Box 14



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00 .

Priscilla B. Buttram by Pamela Hudson Attorney In Fact
Affiant

Subscribed and sworn to before me, this 30th day of August, 2018.

Notary Public

My commission expires: 12/25/2018

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 135807 **DEEDWARR**
09/04/2018 09:05:02 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20180904-0086941

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Pooyan Harbehband	Bank of America, N.A.	**172-12-0-B-091.00CO**
1608 Roundhill Drive	P.O. Box 650070	
Nashville, TN 37211	Dallas, TX 75265-0070	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Priscilla B. Buttram, unmmarried

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

Pooyan Harbehband, a married man

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. 400 on the Plan of Section Six, Bradford Hills, of record in Plat Book 7900, Page 290, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Priscilla B. Wilcox, by Warranty Deed, from Claridge Builders, Inc., dated March 27, 1992, of record in Book 8588, Page 888, Register's Office for Davidson County, Tennessee. Said property being conveyed further to Priscilla B. Buttram and husband, James Buttram, by Quitclaim Deed, from Priscilla B. Buttram, dated January 12, 2013, of record in Instrument No. 20130123-0007436, Register's Office for Davidson County, Tennessee. Priscilla B. Wilcox is now known as Priscilla B. Buttram by virtue of her marriage to James Buttram, and is one and the same person. James Buttram having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 7900, Page 290, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8069, Page 170, amended in Book 8374, Page 591 and Book 9055, Page 826, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 8071, Page 531, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metropolitan Government of record in Book 7690, Page 260, Register's Office for DAVIDSON County, Tennessee.
Agreement to Southern Bell Telephone of record in Book 1113, Page 606 and Book 1318, Page 441, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 8071, Page 520, Register's Office for DAVIDSON County, Tennessee.
Deed of common areas to HOA of record in Book 8154, Page 304 and Book 9779, Page 672, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 7900, Page 6, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance for Water Main of record in Book 8377, Page 769, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance for Sewer of record in Book 8377, Page 808, Register's Office for DAVIDSON County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1608 Roundhill Drive, Nashville, TN 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 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 30th day of August, 2018.

Priscilla B. Buttram by Pamela Hudson Attorney In Fact
Priscilla B. Buttram
By: Pamela Hudson, Attorney-in-Fact

STATE OF GEORGIA
COUNTY OF COBB

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Pamela Hudson**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Priscilla B. Buttram, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Pricilla B. Buttram, and is authorized by the Durable Power of Attorney of record in Instrument No. 20180515-0046408, Register's Office of Davidson County, Tennessee for Pricilla B. Buttram to execute this instrument on his/her behalf.

Witness my hand, at office, this 30th day of August, 2018.

Notary Public

My Commission Expires: 12/25/2018

JEFFREY [illegible] HUDDEN NOTARY PUBLIC EXPIRES GEORGIA December 25 2018 FULTON COUNTY

File #: **180454JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027