BOX 10-A

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170465 **DEEDWARR**
12/05/2018 10:03:49 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20181205-0118514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF December 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maliheh Gharachoolou and Moosa Gharachoolou	New Owner	
(NAME)	(NAME)	
5941 Fireside Dr.		171-4C- 35 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SHEILA SMITH HERRING, MARRIED AND DAVID ALBERT SMITH, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MALIHEH GHARACHOOLOU AND MOOSA GHARACHOOLOU, WIFE AND HUSBAND,** 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. 35 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051025-0128696, P.U.D. Boundary Survey of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said Property.

Being the same property conveyed to Sara Anne Smith, an individual from Newmark Homes, LP, a Texas limited partnership by Special Warranty Deed of record in Instrument No. 20061031-0134963, said Register's Office. Sara Anne Smith died intestate on February 10, 2016, with her Estate being administered under Probate Docket No. 16P468, in the Seventh Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Sheila Smith Herring aka Sheila A. Herring and David Albert Smith as Tenants in Common by Executor Deed from Sheila Smith Herring, Administratrix of the Estate of Sara Anne Smith dated May 31, 2016 and filed of record in Instrument No. 20160603-0055904, said Register's Office and by Affidavit of Heirship to the Heirs at Law of Sara Anne Smith, Sheila Smith Herring and David Albert Smith, of record in Instrument No. 20181205-0118511 **and Instrument No.** 20181205-0118512 **, said Register's Office.**

This was never the marital residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 908 Catlow Ct., Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hand this 4th day of December, 2018

Sheila Smith Herring

SHEILA SMITH HERRING

David Albert Smith

DAVID ALBERT SMITH, BY: SHEILA SMITH HERRING, ATTORNEY IN FACT

By: Sheila Smith Herring

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila Smith Herring, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4 day of December, 2018.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4 day of December, 2018, before me personally appeared Sheila Smith Herring, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David Albert Smith and acknowledged that she executed the same as the free act and deed of David Albert Smith.

Witness my hand and official seal at Nashville, Tennessee this 4 day of December, 2018.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Commission expires:

Notary Public