WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 178840 **DEEDWARR**
12/28/2018 10:55:11 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20181228-0125853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Brenda Norton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of December, 2018.

Notary Public

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sarm Barkhan	New Owner	173 09 0A 570.00
(NAME)	(NAME)	
9063 Rigden Mill Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mary T. Rophael, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarm Barkhan, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 544 as shown on the Plan of Section One, Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Michael T. Rophael and wife, Mary T. Rophael by Warranty Deed from Jerry D. Kissner and wife, Ruth Angela Kissner dated July 26, 2012 and recorded August 16, 2012 as Instrument No. 20120816-0073458, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mary T. Ropheal by Quit Claim Deed from Michael T. Rophael & Mary T. Rophael dated October 22, 2015 and recorded October 27, 2015 as Instrument No. 20151027-0109355, in said Register's Office for Davidson County, Tennessee. The said Mary T. Ropheal and Mary T. Rophael are one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 9063 Rigden Mill Dr, 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, 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 our hands this 20th day of December, 2018

Mary T. Rophael

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mary T. Rophael, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of December, 2018.

Notary Public

My Commission Expires: 3-8-2022

(SEAL)

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

File Number: GRN-189843SSO