WARRANTY DEED

Karen Johnson Davidson County
Batch# 216542 DEEDWARR
04/11/2019 02:56:02 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20190411-0033195

J-HD-19-613-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gholam Sakhy Durani and Mine Naeim	**CAPSTAR Bank**	
(NAME)	(NAME)	**171-12-A-10.00CO**
613 Bloomfield Way	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GHOLAM M. DURANI AND RACHELE DURANI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GHOLAM SAKHY DURANI AND MINE NAEIM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of Section One, Addition to Brelan Park at Saddlewood, of record in Plat Book 7900, Pages 788 and 789, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gholam M. Durani and Rahila Durani, husband and wife, by Warranty Deed from Norio Wada and wife, Yuko Wada, recorded October 31, 2000 in Instrument No. 20001031-0107935, Register's Office for Davidson County, Tennessee,

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Pages 788 and 789, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat of record in Book 7900, Page 728, said Register's Office.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Brelan Park at Saddlewood of record in Book 8891, Page 850, supplemented in Book 9462, Page 398, as amended and restated in Book 9480, Page 387, and further supplemented in Book 9670, Page 494 and amended in Instrument No. 20180608-0055204, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Brelan Park at Saddlewood Homeowners Association, Inc. of record in Book 9462, Page 547, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Brelan Park at Saddlewood Homeowners Association, Inc. of record in Book 8891, Page 869, in the Register's Office for Davidson County, Tennessee.
- Codes Administration Agreement of record in Book 6012, Page 981, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7883, Page 311, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Book 9401, Pages 827 and 832, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **613 Bloomfield Way, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF APRIL, 2019.

Gholam M. Durani

Rahila Durani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of April, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

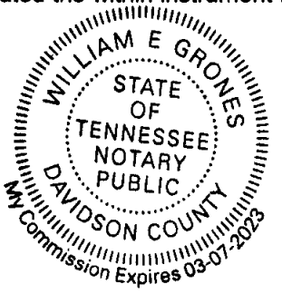


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of April, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212