Box 14 File 32515-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 320023 **DEEDWARR**
11/26/2019 09:16:02 AM 3 pgs
Fees: $18.00 Taxes: $1,378.25

20191126-0122023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$372,500.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2019.

Notary Public

My commission expires: 11/9/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Brett D. Ravener	**Franklin Synergy Bank**	**Map 117-07-0-C Parcel 120.00co**
120 Hampton Place	722 Columbia Ave	
Nashville, TN 37215	Franklin, Tn 37064	

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,

M. Afkhami, Trustee of the Afkhami Capital Trust U/A/D September 16, 2015

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

Brett D. Ravener, single 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 Unit No. 120 on the Plan of Hampton Place Townhomes, of record in Plat Book 5200, Page 421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hampton Place Townhomes, a Horizontal Property Regime established by Master Deed of record in Book 5891, Page 897, said Register's Office.

Being the same property conveyed to M. Afkhami, Trustee of the Afkhami Capital Trust U/A/D September 16, 2015, by Deed dated January 4, 2016 from Andrew J. Mongin and wife, Virginia M. Roberson, of record in Instrument No. 20160106-0001181, Register's Office for Davidson County, Tennessee. See also Certification of Trust recorded in Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 421, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4110, Page 257, Register's Office for Davidson County, Tennessee. (3) Master Deed of Hampton Place Townhomes of record in Book 5891, Page 897, said Register's Office. (4) By-Laws of Hampton Place Homeowners' Association, Inc., of record in Book 5891, Page 937, said Register's Office. (5) Charter of Hampton Place Homeowners' Association, Inc., of record in Book 5894, Page 756, and amended in Book 7570, Page 314 and Book 7866, Page 388, said Register's Office. (6) Storm Water Detention Agreement of record in Book 5861, Page 436, said Register's Office. (7) Deed of conveyance for water mains of record in Book 6137, Page 911, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **120 Hampton Place, Nashville, TN 37215**

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 ~~22nd~~ 21st day of **November, 2019.**

M. Afkhami, Trustee of the Afkhami Capital Trust U/A/D
September 16, 2015

STATE OF ~~TENNESSEE~~) California
COUNTY OF ~~DAVIDSON~~) Los Angeles

Personally appeared before me, a Notary Public of said County and State, **M. Afkhami, Trustee,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Los Angeles, California this ~~22nd~~ 21st day of **November, 2019.**

Notary Public

AMYLA R. CAREW
Notary Public - California
Los Angeles County
Commission # 2300567
My Comm. Expires Aug 8, 2023
(SEAL)

My Commission Expires: August 8, 2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On November 21, 2019 before me, Amyla Carew, Notary Public
(Insert name and title of the officer)

personally appeared Michael Afkhami, Trustee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal) AMYLA R. CAREW
Notary Public - California
Los Angeles County
Commission # 2300567
My Comm. Expires Aug 8, 2023

Notary Public

My commission expires: August 8, 2023