Karen Johnson Davidson County
Batch# 453930 DEEDWARR
08/10/2020 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200810-0088978

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Y-SB-BR-20-649

THIS INSTRUMENT WAS PREPARED BY
Rudy Tille and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chase Gilbert and Anna Gilbert	Studio Bank	
(NAME) **649 Huntington Parkway**	(NAME) 124 12th Ave S. #400	**161-10-0-032.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Nashville TN 37203	
(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, **BARAM HAURAMI AND ROZ SHAREEF, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHASE GILBERT AND ANNA GILBERT, 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. 85 on the plan of Huntington Park, Section One, of record in Book 4175, Page 10 (page number erroneously omitted in prior deed of record). Register's Office for said County.

Said Lot No. 85, which is a corner lot, fronts 65.5 feet on the Southerly margin of Huntington Parkway and fronts 137.1 feet on the Westerly margin of and unnamed street, now Hunters Ridge, said frontage being joined by a curve having a length of 38.6 feet and extends back 161.9 feet on the Westerly line and 100.6 feet on the Southerly line which is a broken line to a point of intersection.

Being the same property conveyed to Baram Haurami by Special Warranty deed from U.S. Bank N. A, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities, I, LLC, Asset Backed Certificates, Series 2006-AC2 a national banking association organized and existing under the laws of the United States of America of record in Instrument No. 20110812-0062255 Register's Office for Davidson County, Tennessee, dated January 07, 2011 and recorded on August 12, 2011.

Roz Shareef joins in this instrument to convey any marital interest she may have in subject property.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 10, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4393, Page 383, Book 4225, Page 778, Book 4577, Page 789, Book 4580, Page 487 and Book 4734, Page 353, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 7628, Page 544, in the Register's Office for Davidson County, Tennessee.
- Easements for TVA transmission lines of record in Book 2335, Page 221, Book 2338, page 222 and Book 5753, page 913, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **649 Huntington Parkway, Nashville, Tennessee 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 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 5th DAY OF AUGUST, 2020.

Baram Haurami

Roz Shareef

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARAM HAURAMI, 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 5th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROZ SHAREEF, 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 5th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022