Karen Johnson Davidson County
Batch# 775796 DEEDWARR
12/17/2021 09:57:08 AM 4 pgs
Fees: $23.00 Taxes: $3,367.00
20211217-0167009

This Instrument Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Harry Jason Phillips 1118 Lochland Drive Gallatin, TN 37066	New Owner	118-11-0-054.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ARDAVAN AFRAKHTEH, MARRIED** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **HARRY JASON PHILLIPS** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on ***Exhibit "A"*** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.

[Signatures Commence on Following Page]

WITNESS Grantor's hand, this 15 day of December, 2021.

Ardavan Afrakhteh

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15 day of December, 2021, before me personally appeared Ardavan Afrakhteh, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal on this 15 day of December, 2021.

GREGORY S. PETRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 10-26-24

The actual consideration for this transfer, or value of property (whichever is greater) is $910,000.00.

Affiant

Subscribed and sworn before me this 15 day of December 2021.

CARRIE BORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/22/25

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot(s) 32 of Block "C", as shown on the map entitled Berry Hill Gardens Sub-Division for Defense Homes Corporation, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARDAVAN AFRAKHTEH, MARRIED, by deed from LINDSEY K. SCRUGGS, ADMINISTRATOR, C.T.A. OF THE ESTATE OF RANDY L. SCRUGGS, of record as Instrument No. 20201125-0138359, dated November 24, 2020, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 118-11-0-054.00.

2. Matters shown on the Plan of record in Book 1130, page 36, said Register's Office.

3. Subject to any and all matters shown on the Survey by David P. Brackman, TN R.L.S. #1684, of Brackman Land Surveying, 1707 Gale Lane, Nashville, TN 37212, dated November 3, 2021, File No. 21-155.