WARRANTY DEED	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$99,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS, THE **13TH DAY OF NOVEMBER, 1998.** Notary Public MY COMMISSION EXPIRES: May 26, 2002. (AFFIX SEAL)

BOOK 11208 PAGE 18

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yolonda D. Braden	**SunTrust Bank, Nashville, N.A.**	**50-6-90**
(NAME)	(NAME)	
3724 Ridgetop Drive	**P.O. Box 305110**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Nashville, TN 37230-5110**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mohammad Hajjafar**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yolonda D. Braden, unmarried**, 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 Lot No. 45 on the Plan of Northbrook Subdivision Phase I of record in Plat Book 6900, Page 859, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mohammad Hajjafar by deed of record in Book 10090, Page 384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **3724 Ridgetop Drive, Nashville, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

05136 12
IDENTIF. ↑ REFERENCE

98 NOV 17 PM 12:40
REGISTER
DAVIDSON COUNTY, TN.

8097 11/17 0101 03CHECK 379.18

Witness **my/our hand(s)** this **13th day of November, 1998**.

Mohammad Hajjafar

Mohammad Hajjafar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Mohammad Hajjafar the bargainor, 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, this 11/13/98.

Notary Public

Commission expires: 5/26/2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11208 PAGE 20

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 99500.00
CON TX 368.18
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 379.18
CHECK 379.18

11/17/98 01 12:39 0001 8097

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05136.12
IDENTIF. ↑ REFERENCE

98 NOV 17 PM 12:40
BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1373170