WARRANTY DEED

BOOK 11483 PG. 371

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$173,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH DAY OF MAY, 1999.**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFEX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly W. Nowell	**Amerivest Mortgage Corporation**	**173-4-A109**
(NAME) **5029 West Oak Highland Drive**	(NAME) **C/O North American Mortgage Company, 2 Crowne Point Court, Ste 190B**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Cincinnati, OH 45241**	
(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, **Bruce Yazdian and Giti Yazdian d/b/a Bruce Yazdian Construction**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly W. Nowell married**, 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. 109 on the Plan of Oak Higlands Phase I of record in Plat Book 6900, Page 432-435, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Bruce Yazdian and Giti Yazdian d/b/a Bruce Yazdian Construction by deed of record in Book 10967, Page 517, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **5029 West Oak Highland Drive, Antioch, TN 37013**
(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.

05082293
REGISTER'S OFFICE
99 MAY 18 PM 12:39
REGISTER
DAVIDSON COUNTY, TN.
7488 05/18 0101 CASHIER 652.95

Witness **our hands** this **10th day of May, 1999**.

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Bruce Yazdian and Giti Yazdian d/b/a Bruce Yazdian Construction

By: Bruce Yazdian

,

Attest: Giti Yazdian

,

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 Bruce Yazdian bargainor(s), 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 Antioch, Tennessee, this ~~10th~~ day of May, 1999.

Commission expires: 5/26/2002

Elizabeth E. Triplett
Notary Public

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

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 Giti Yazdian bargainor(s), 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 Antioch, Tennessee, this loth day of May, 1999.

Commission expires: 5/26/2002

Elizabeth E. Triplett
Notary Public

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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0588293

ALL-AM... REFERENCE

99 MAY 18 PM 12:40

...COUNTY, TN.

CHMT
173500.00
...TX $41.95
PRFEE 1.00
MTGFEE 8.00
CFEE 2.00
TOTAL $52.95
CHECK $52.95
...15/97 02 12:43 0001 7448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462068