WARRANTY DEED

BOOK 11510 PG. 43

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$97,500.00**

Mahshid Agahi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF MAY, 1999.**

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: ~~February 19, 2002~~ 5-26-2002
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rabin Kazemy-Bahnamiry	**Union Planters Bank, National Association**	**147-7-A7**
(NAME) **4954 Edmondson Pike Unit O-7**	(NAME) **401 Union Street**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37219**	
(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, **Brian Beathard**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rabin Kazemy-Bahnamiry and wife Mahshid Agahi**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DECATUR** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Unit No. 7 on the Plan of Site Plan, Phase II, Woodlea Place Townhomes, of record in Book 9700, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Beathard by deed of record in Book 10595, Page 871, 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 **4954 Edmondson Pike Unit O-7, Nashville, TN 37211**
(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.

05952250
IDENTIFICATION REFERENCE
99 JUN -3 PM 3:44
REGISTER
DAVIDSON COUNTY, TN.
4820 06/02 0101 03CHECK 371.75

Witness **my/our hand(s)** this **28th day of May, 1999**.

BOOK 11510 PG. 44

Brian Beathard

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 Brain Beathard 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 28th day of May, 1999.

Elizabeth E Shiplett
Notary Public

Commission expires: 5-26-2002

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

BOOK 11510 PG. 45

05059250
INSTR. # REFERENCE
99 JUN -7 PM 3:44
REGISTER
DAVIDSON COUNTY, TN.

CAMT	97500.00
CON TX	360.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	371.75
CHECK	371.75

06/03/99 01 15:47 0001 4820

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469331