BOK 36 PEW

WARRANTY DEED

Instr:200004050034528 Page: 1 OF 2
REC'D FOR REC 04/05/2000 3:50:26PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1609.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$435,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE **31st day of March, 2000.**

NOTARY PUBLIC AT LARGE FOR DAVIDSON COUNTY
MY COMMISSION EXPIRES: My Commission Expires November 24, 2003 STATE OF TENNESSEE

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Johns	New Owner	**116-8-G-814CO**
(NAME)	(NAME)	
184 Moultrie Park		**07DA74966**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Bijan Eghtedari and spouse, Leigh Ashley Eghtedari**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY W. JOHNS AND WIFE, VIRGINIA B. JOHNS**, 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. 184 on the Plan of Sugartree, Phase 3 of record in Book 5050, Page 67-71 and amended in Book 5585, Page 972 and Book 5772, Page 506 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bijan Eghtedari and spouse, Leigh Ashley Eghtedari by deed from Freddie J. Willms and spouse, Eleanor L. Willms of record in Book 11208, Page 435 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 **184 Moultrie Park, Nashville, TN 37205**
(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.

Witness my/our hand(s) this 31st day of March, 2000.

Leigh Ashley Eghtedari

Bijan Eghtedari
By: Leigh Ashley Eghtedari, his Attorney-In-Fact

Leigh Ashley Eghtedari

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 Leigh Ashley Eghtedari, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2000.

Commission expires: July 26, 2003

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Shannon Philbin Notary Public

STATE OF TENNESSEE

My Commission Expires JULY 26, 2003

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Leigh Ashley Eghtedari with whom I am personally acquainted , and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Bijan Eghtedari and being authorized to act on behalf of said person, she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2000.

Shannon Philbin Notary Public

My Commission Expires: July 26, 2003

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003