File: Box 13

WARRANTY DEED



Instr:200005240052128 Page: 1 OF 2
REC'D FOR REC 05/24/2000 3:13:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $765.97

555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,020.00

Nelson M. Boren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2000.

Elizabeth E. Tipton
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson M. Boren	Nelson M. Boren	172-3A-41
(NAME)	(NAME)	
1220 Pineview Lane	1220 Pineview Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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 Nelson M. Boren and wife, Wendy M. Boren, 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. 41 on the Plan of The Woodlands Phase I, as of record in Plat Book 6900, pages 498 and 499, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Mohammad Hajjafar, by deed of record in Book 11206, Page 154, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Mohammad Hajjafar by Parviz Youssefi as his Attorney In Fact pursuant to recorded Power of Attorney being recorded simultaneously herewith, in the 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 1220 Pineview Lane, 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.

Witness my/our hand(s) this 20th day of April, 2000.

Mohammad HaJJafar Bijj

Mohammad Hajjafar

Parviz Youssefi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of April, 2000, before me personally appeared Parviz Youssefi, the person who executed the foregoing instrument on behalf of Mohammad Hajjafar and who acknowledged that he executed the same as the free act and deed of the said Mohammad Hajjafar, through Power of Attorney granted him by the said Mohammad Hajjafar.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2000.

Commission expires: May 26, 2002

Elizabeth E Triplett

Elizabeth E. Triplett Notary Public

