WARRANTY DEED

Return to
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7547

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 4/18/01

Notary Public

MY COMMISSION EXPIRES:. 5-20-02 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Farzad Amirazodi	SAME	115-9-49
(NAME)	(NAME)	
813 Rodney Dr.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	SAME	
(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, **Shahin Sharify a Single person,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Farzad Amirazodi a Single person,**, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 05/08/01 08:27 2pgs
Fees:11.00 Taxes:1036.00

20010508-0047124

unimproved ☒

This is improved ☐ property, known as 813 Rodney Dr., 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 our/my hands this. 4/18/01

Shahin Sharify

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Shahin Sharify a Single person, and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this. 4/18/01

Commission expires:
5/20/02

Notary Public

File No.: 11002604

EXHIBIT A

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. 218 on the plan of Section Eight, West Meade Hills, of record in Book 3600, pages 61 & 62 as amended in Book 3988, page 246, Register's Office for said County.

Said Lot No. 218 fronts 115.46 feet on the westerly margin of Rodney Drive and extends back 450.16 feet on the northerly line and 377.14 feet on the southerly line to a dead line in the rear, measuring 151.0 feet thereon.

Being the same property conveyed to Shahin Sharify, single by Deed from James Donald Wiggins and wife, Penny Faris Wiggins dated 5/14/98 and recorded 6/16/98 in Book 10978, page 133, Register's Office for Davidson County, Tennessee.

Property Address:
813 Rodney Dr.
Nashville, Tennessee 37205