# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/01 15:42 2pgs
Fees:13.00 Taxes:196.10

20010706-0072493

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Shiva Eftekhar-Zadeh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires January 28, 2002

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shiva E. Eftekhar-Zadeh | CTX Mortgage Company | MAP 133-8 |
| (NAME) 459 Cathy Jo Circle | (NAME) P.O. Box 199000 | PARCEL 195 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Dallas Texas 75219 | 6DA-83176 |
| (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, **Jamie Mathis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shiva E. Eftekhar-Zadeh, an Unmarried Woman**, 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:

Being Lot No. 20B on the Plan of the Zone Lot Division of Lot Nos. 6, 7, and 10 through 20, Phase I, Valley View Terrace, as of record in Plat Book 5200, Page 531 and amending in Plat Book 5200, Page 77, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jamie Mathis by Warranty Deed from Charles S. Boyd of record in Book 9485, Page 339, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 459 Cathy Jo Circle, 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 29th day of June, 2001.

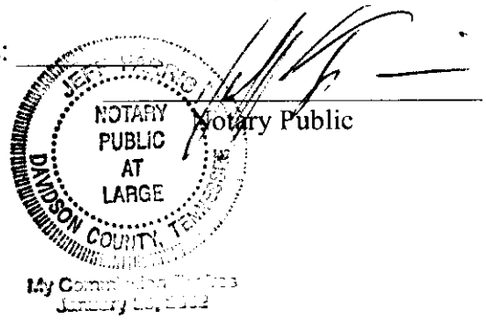
Jamie Mathis by
Jamie Mathis, attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

On this the 29th day of June, 2001, before me personally appeared Jim Hodge, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jamie Mathis, and who acknowledged that he executed the same as the free act and deed of the said Jamie Mathis by virtue of that Power of Attorney, duly executed by the said Jamie Mathis and appearing of record in Instrument No. _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 2001.

My Commission Expires: _____




Notary Public

**File Number2106002**
**RETURN TO:**
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027