WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Laura Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: 12-10-2003
(AFFIX SEAL)

CLARLENE SHORT
NOTARY PUBLIC
ROBERTSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/18/02 09:55 2pgs
Fees:13.00 Taxes:258.63

20020418-0048034

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-2755

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regat Legesse	Washington Mutual Bank	148-15-0 137.00
(NAME)	(NAME)	
4029 Navaho Trail	4321 Hillsboro Pike	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37215	
(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, Shiva Eftekharzadeh, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Regat Legesse, 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. 21 on the plan of Apache Hills, Section 5, Part 2, of record in Book 5050, Page 39, Register's Office for said County, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Shiva Eftekhardzadeh, a single person, by deed from Henry G. Cisnaros, Secretary of Housing and Urban Development of record in Book 10084, Page 865, said Register's Office, dated Mary 24, 1996.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4029 Navaho Trail, 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 hand this 29th day of March, 2002.

Shiva Eftekharzadeh

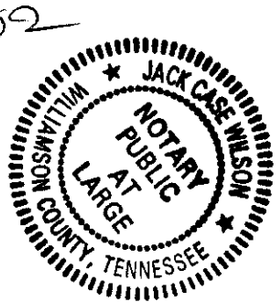
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shiva Eftekharzadeh, a single person the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of March, 2002.

Commission expires: 4/16/02



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

First National Financial Title
15 Century Blvd., Suite 101
Nashville, TN 37214