47

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~March 30, 2003~~ 10-25-03

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanaz Saadat	Coldwell Banker Mortgage	172-12B-84CO
(NAME)	(NAME)	
405 Crestfield	3000 Leadenhall Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Mount laurel, NJ 08054	
(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,

STEPHEN J. BATSON AND ANGELA D. MINNICH BATSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SANAZ SAADAT AND PARVIZ SADEGHIAN,

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, TN, being Lot No. 389 on the Plan of Section Six, Bradford Hills, of record in Book 7900, page 6 and Book 7900, page 290, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen J. Batson and Angela D. Minnich, tenants in common with the right of survivorship by deed from Claridge Builders, Inc. of record in Book 8640, page 744, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 405 Crestfield Court, 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 9th day of August, 2002

Stephen J. Batson

Angela D. Minnich Batson

Davidson County DEEDWARR
Recvd: 08/16/02 14:44 2pgs
Fees:13.00 Taxes:484.70

20020816-0099495

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 Stephen J. Batson and Angela D. Minnich Batson 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 9th day of August, 2002

Commission expires: March 30, 2003

Notary Public

LEHMAN NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TENN.