WARRANTY DEED

Mail to:

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

B-2800

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$XXX,XXX.XX~~ $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE JACK CASE WILSON

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 08/28/02 08:53 2pgs
Fees:13.00 Taxes:453.25
20020828-0103852

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Payam Hosseini	Wells Fargo Home Mortgage, Inc.	Map
(NAME)	(NAME)	
1452 Bell Trace Drive	4456 Corporation Lane	162-16-O-E 054.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Virginia Beach Virginia 23462	
(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, Dawn Barnes Davis, Married , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Payam Hosseini, and Mojgan N. Pormanshad, Husband and Wife , 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. 23, Bell Crest, Section Two, as shown by plat of record in Plat Book 9700, page 20, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Catrina Dawn Barnes A/K/A Dawn Barnes Davis and Husband William A. Davis, III by deed from MCR Development Corp of record in Deed Book 10581, page 589, Register's Office for said County.

William A. Davis, III joins in this conveyance to convey any and all rights he may have in this property.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 9408, page 320, Deed Book 9613, Page 20, Deed Book 9892, Page 927, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 20, Register's Office of said County.

Charter HOA as shown of record in Deed Book 9421, Page 454, Register's Office for said County.

Plat sets out said property is subject to HOA.

unimproved ☐

This is improved ☒ property, known as 1452 Bell Trace Drive, Nashville, TN 37013

(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 23rd day of August, 2002.

William A. Davis, III by Virginia Pappafotis atty-in-fact

Dawn Barnes Davis by Virginia Pappafotis atty-in-fact

STATE OF Tennessee
COUNTY OF Rutherford

On this the 8/23/2002, before me personally appeared Virginia Pappafotis, 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 Dawn Barnes Davis and William A. Davis, III, and who acknowledged that she executed the same as the free act and deed of the said Dawn Barnes Davis and William A. Davis, III by virtue of that Power of Attorney, duly executed by the said Dawn Barnes Davis and William A. Davis, III and appearing of record in Book _____, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Smyrna, this 8/23/2002

My Commission Expires: 12-19-04 Veronica E. Victory

Notary Public

File Number2208195

RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167