40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/02 15:46 2pgs
Fees:13.00 Taxes:296.00

20021106-0136816

STATE OF TENNESSEE
COUNTY OF WILLIMASON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE
My Commission Expires Jan. 26, 2006

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
Pamela M. Kiani	Wells Fargo Home Mortgage. Inc.	119-14-0-292
(NAME) 211 Radnor Street	(NAME) 4456 Corporation Lane	
(ADDRESS) Nashville, TN 37211	(ADDRESS) 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, C. L. Oatsvall, Mary Alice Oatsvall,, Meloney Jean Oatsvall aka Meloney Cooper and husband Aubrey L. Cooper III, Carrie Frances Oatsvall aka Carrie Thompson and husband Terry Thompson and Donna Susan Oatsvall aka Donna Villegas and husband Gabriel Villegas , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela M. Kiani and husband, Saeid Kiani , 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. 76 on the Plan of Pleasant View Subdvision of Mrs. McComb's Property, as of record in Plat Book 421, Page 134, 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 C. L. Oatsvall, and Mary Alice Oatsvall, and Meloney Jean Oatsvall, and Carrie Frances Oatsvall and Donna Susan Oatsvall by deed from Douglas McPherson and wife Laura E. McPherson of record in Deed Book 4419, page 339, Register's Office for said County.

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

Aubrey Cooper, Terry Thompson and Gabriel Villegas join in the execution of this instrument in order to convey any interest they may have in subject property.

unimproved ☐

This is improved ☒ property, known as 211 Radnor Street, 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.

Donna Susan Oatsvall

Donna Susan Oatsvall

Melony Jean Cooper

Melony Jean Oatsvall,

C. K Oatsvall

C. L. Oatsvall,

Carrie Frances Oatsvall

Carrie Frances Oatsvall

Mary Alice Oatsvall

Mary Alice Oatsvall,

Aubrey L Cooper III

Aubrey L. Cooper III

Terry Thompson

Terry Thompson

Gabriel Villegas

Gabriel Villegas

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 C.L. Oatsvall, Mary Alice Oatsvall, Melony Jean Oatsvall,* Carrie Frances Oatsvall and Donna Susan Oatsvall the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

*aka Meloney Jean Oatsvall

Witness my hand and Official seal this 1st day of November, 2002

My Commission Expires:

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires October 25, 2003

Judy Harrison

Notary Public

File Number2210284

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

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 Aubrey L. Cooper, III, Terry Thompson, and Gabriel Villegas the bargainors, whith whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of November, 2002

Notary Publci

My Commission Expires Jan. 25, 2006

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE