WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 12-29-03
(AFFIX SEAL)

KAREN L. DOUGHTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 11/11/02 12:48 2pgs
Fees:13.00 Taxes:111.00

20021111-0138926

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

b-3078

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Mehdi Nateqi	Michael Mehdi Nateqi	114-07-0 013.00
(NAME)	(NAME)	
5800 Maudina Avenue Apt. # J-5	5800 Maudina Avenue, Apt. # J-5	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, TN 37209	
(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, Eric Crafton and wife, Miiko Crafton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Mehdi Nateqi, a single man, 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 all of Lot No. 13 on the plan of Oakhaven Subdivision, Section 2 as shown on plat of record in Plat Book 9700, Page 365 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being part of that same property conveyed to Eric Crafton and Wayne Crafton by Deed from Johnny Stinson and wife, Donetta Stinson and Billy Frank Stinson of record in Book 9834, Page 207, Register's Office for Davidson County, Tennessee. By Quit Claim Deed of record at Instrument # 20010129-0008478, Wayne Crafton, unmarried and Eric Crafton conveyed their interest to Jimmy A. Duncan, Trustee who quitclaimed to Eric Crafton and wife, Miiko Crafton, as Tenants by the Entirety. And being part of the same property conveyed to C & C Development and Construction Co., by Deed from Margaret Louise Heer and Berta Evelyn Heer, each unmarried, of record in Book 10538, Page 691, said Register's Office. Further by Quit Claim Deed of record at Instrument # 20010509-0048213, C & C Development Development and Construction Co., Inc. quitclaimed all of its interest to Gregory S. Perrone, Trustee who quitclaimed to Eric and wife, Miiko Crafton.

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 7513 Oak Haven Trace, Nashville, TN 37209
(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 our hands this 18th day of October, 2002.

ERIC CRAFTON BY

Eric Crafton
By: Neal Lampley, Attorney-in-Fact

MIIKO CRAFTON BY

Miiko Crafton
By: Neal Lampley, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Neal Lampley, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Eric Crafton and Miiko Crafton, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Eric Crafton and Miiko Crafton. Witness my hand and Notarial Seal this 18th day of October, 2002.

KAREN L. TRUSTY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 12-29-03

RETURN TO:

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