# WARRANTY DEED

DEBBIE C. WILLIAMS NOTARY PUBLIC AT LARGE MY COMM. EXP. MARCH 20, 2005 RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Mohammad Hajjafar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/17/03 15:56 2pgs
Fees:13.00 Taxes:70.30

20031117-0167619

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mohammad Hajjafar | Same | Map149-0-2, Group D, Parcel 22.00 |
| (NAME) | (NAME) | |
| 429 London Court | 2855 Logan St. | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Nashville TN 37211 | |
| (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, Glenda Scott Morris , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohammad Hajjafar , 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. 22, on the plan of Piccadilly Subdivision, Section 4, as shown by plat of record in Plat Book 6900, page 481, 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 Glenda Morris by deed from Jerry Butler of record in Deed Book 11694, page 112, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Page 481, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6396, Page 123, Deed Book 7391, Page 346, and Deed Book 7396, Page, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

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

unimproved ☒

This is improved ☐ property, known as 429 London Court, Antioch, 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.

Glenda Scott Morris

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Glenda Scott Morris the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10-21-03

My Commission Expires:

DEBBIE C. WILLIAMS NOTARY PUBLIC AT LARGE MY COMM. EXP. MARCH 20, 2005 RUTHERFORD CO. TENN.

Notary Public

**File Number23100357**

**RETURN TO:**
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Smyrna, TN 37167