WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/03 14:04 2pgs
Fees:13.00 Taxes:974.95
20031203-0173937

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sepehr Seth Homayoon	Sepehr Seth Homayoon	172-02115
(NAME)	(NAME)	
6013 Stillmeadow Drive	PO Box 2489	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37024-2489	
(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,

Gary R. Hernandez,

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

Sepehr Seth Homayoon and Vafa Clint Homayoon,

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, State of Tennessee, described as follows, to-wit:

Being Lot No. 82 on the Plan of Myrtlewood Estates, Phase 3, Section Nine, of record in Plat Book 7900, Page 949, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

This is improved property known as 6013 Stillmeadow Drive, Nashville, Tennessee 37211.

This conveyance is subject to any and all existing easements of record and restrictions of record in Book 8194, Page 197, said Register's Office.

Being the same property conveyed to Gary R. Hernandez by Quitclaim Deed from Rita M. Hernandez of record in Book 10827, Page 626, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Gary Hernandez from Bette Phillips Hagan and husband, Samuel H. Hagan, and Robert T. Phillips and wife, Patricia C. Phillips, and William B. Phillips and wife, Lida W. Phillips, by deed of record in Book 9819, Page 248, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 6013 Stillmeadow Drive, 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 hand this 2nd day of December, 2003.

Gary R. Hernandez

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Gary R. Hernandez, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of December, 2003.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

