WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/04 14:59 2pgs
Fees:13.00 Taxes:284.53

20040309-0027130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,900.00

Carrie Tiesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF MARCH, 2004.

Shauna Daniels
Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Sharifi	David Sharifi	
(NAME)	(NAME)	
335 Tamworth Drive	PO Box 150571	95-8-52
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040274

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sharon L. Smith, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David Sharifi**, hereinafter called the GRANTEE, his/her 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, Tennessee, Being Lot No. 194, on the plan of Eva-Mor Heights, Section III, as shown on plat of record in Book 1835, page 92, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sharon L. Smith by deed from Jason M. Roberts and Melissa K. Roberts, husband and wife, and recorded in Instrument Number 20010109-0002899, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 335 Tamworth Drive, Nashville, TN 37214

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

RETURN TO:

Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Witness my hand this 4 day of March, 2004..

Sharon L. Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee this 4 day of March, 2004.

Commission expires: 11/26/08

Notary Public

NOTARY PUBLIC AT LARGE