Davidson County DEEDWARR
Recvd: 07/28/06 14:25 2 pgs
Fees:13.00 Taxes:277.50

20060728-0091679

WARRANTY DEED

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of June, 2006

Notary Public

My Commission Expires: 1/24/09 (AFFIX SEAL)

BERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

PREPARED BY: BOX 50-B
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
REBECCA SMITH (NAME)	New Owner (NAME)	Map 143-6-A
7323 Oak Hill Road (ADDRESS)	(NAME)	Parcel 72CO
Sylvania, OH 43560 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SIROOS YAZDIAN,**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **REBECCA SMITH AND HUSBAND, CHARLES MICHAEL SMITH**, hereinafter called the Grantee(s), 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, Tennessee, being Lot No. 38 on the Plan of Phase Two, Harpeth Trace Estates, of record in Book 5200, Pages 556, 557 and 558, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Siroos Yazdian by deed from Jerome L. Rosenblum of record in Book 8136, Page 172, Register's Office for Davidson County, Tennessee

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of record in Book 5380, Page 357, supplemented in Book 6094, Page718, Book 5120, Page 199, Book 5120, Page 208 and Book 5120, Page 918, Register's Office for DAVIDSON County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as:

412 Valley Trace Drive, Nashville, TN 37221
(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 22nd day of June, 2006.

SIROOS YAZDIAN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SIROOS YAZDIAN**, the bargainor(s), 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 Brentwood, Tennessee, this 22nd day of June, 2006.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public