WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/24/2009
(AFFIX SEAL)

BOX 13
12120

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Rymond Mohaghegh	NEW OWNER	128-6
(NAME) 1601 Herman St #C6	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS) ,	
(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, Louis Ronald Kraag, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. Rymond Mohaghegh, 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:

BEGINNING at a stake with beech and spice wood pointers in a short hollow W.T. Martins southwest corner; thence with his line 31° East 14 poles to a stake near branch in his line; thence North 59° W. 2 ½ poles to stake on bank of branch; thence North 31° E. 10 poles to stake near a ditch; thence South 59° E. 2 ½ poles to stake in said W.T. Martins line; thence with his line North 31°E 101 poles to a stake with Sassafras and Dogwood pointers his corner in the North boundary line of the original tract; thence with Martin Obriens line West 21 1/5 poles to stake with 3 black locust and sassafras pointers W.H. McCalls corner; thence with his line South 31° W. 144 ¼ poles to stake with 3 dogwoods and red oak pointers his corner in Vaughns line; thence with said Vaughns line South 80° E 20 4/5 poles to the beginning containing sixteen and one-half (16 ½) acres, more or less and being the eastern portion of a tract of 49.73 acres deed to W.H. McCall and wife, Stella M. McCall , see records of Davidson County, for further particulars said deed was made by W.T. Martin, et ux to said W.H. McCall, et ux, dated February 24,1933.

Being the same property conveyed to Louis Ronald Kraag, by deed of record in Book 5724, Page 281, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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

unimproved ☒

This is improved ☐ property, known as 0 Charlotte Pike, Nashville, TN 37221
(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.

Davidson County DEEDWARR
Recvd: 08/24/06 14:41 2 pgs
Fees:13.00 Taxes:259.00
20060824-0104744

Witness my hand this 18th day of August, 2006.

Louis Ronald Kraag

Louis Ronald Kraag

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis Ronald Kraag 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of August, 2006.

Commission expires:

Notary Public

