WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/19/07 08:10 2 pgs
Fees:13.00 Taxes:684.50

20070119-0007555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 8/10/10 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AMANDA MEANS COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Brush	Churchill Mortgage Corporation	172120A09200C0
(NAME)	(NAME)	
5524 Seesaw Road	761 Old Hickory Blvd. #400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Brentwood, TN 37027	
(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, Reza Baghaevaji and wife, Farah Nassersalahshour a/k/a Farah Salahshoup, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris Brush and Evelyn Brush, 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, Tennessee, being Lot No. 135 on the Plan of Section Five, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Page 287 and 288, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Reza Baghaevaji and wife, Farah Salahshoup a/k/a Farah Nassersalahshour, from Michael J. Greiner and wife, Carol Greiner by Warranty Deed dated February 25, 1999 of record in Book 11360, Page 808, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 5524 Seesaw Road, 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 our hands this 17th day of January, 2007.

Reza Baghaevaji

Farah Nassersalahshour

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 Reza Baghaevaji and Farah Nassersalahshour, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of January, 2007.

Commission expires: November 14, 2009

Notary Public

