File Box
243

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/07 09:05 2 pgs
Fees:13.00 Taxes:3145.00
20070320-0033509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-27-10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mohamad Rahimi | Mohamad Rahimi | Map 105-12-0Parcel 61.00 |
| 1601 (NAME) Old Hickory Blvd ~~361 Herron Drive~~ | 1601 (NAME) Old Hickory Blvd ~~361 Herron Drive~~ | |
| Brentwood (ADDRESS) 37027 ~~Nashville, TN 37210~~ | Brentwood (ADDRESS) 37027 ~~Nashville, TN 37210~~ | |
| (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, Neil Chaffin and wife, Sandra Chaffin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohamad Rahimi and spouse Zary Rahimi, 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:

Being Lot No7 on the plan of the Resubdivision of Section Three, Fair View Park of record in Book 5060, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Neil Chaffin and wife, Sandra Chaffin by deed from Commerce Union Bank dated May 5, 1980 of record in Book 5599, page 4, Register's Office for Davidson County, Tennessee.

This is the same legal description as used in the prior Deed. Property is sold "AS IS".

This conveyance is subject to 2007 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record; any and all easements located on the property and restrictive covenants; rights and claims of parties in possession or to any leases not of record.

unimproved ☐

This is improved ☒ property, known as 361 Herron Drive, Nashville, TN 37210
(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 16th day of March, 2007.

Neil Chaffin

Sandra Chaffin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Neil Chaffin and Sandra Chaffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of March, 2007.

Commission expires: 5-22-10

Notary Public