File By

243

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2007.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: November 24, 2007.

(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
Akbar K. Arab	Akbar K. Arab	MAP 159-02-0, PARCEL 40.00
(NAME)	(NAME)	
301 Estbury Court	301 Estbury Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **AMIR ARAB**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AKBAR K. ARAB AND WIFE, HENGAMEH ARAB, 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 No.47 on the plan of Hound's Run of record in Book 6900, pages 161 - 171, 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 Amir Arab by deed from Union Planters National Bank dated3/31/92, of record in Book 8592, page 34, Register's Office for Davidson County, Tennessee.

NOTE: This is not nor has it ever been the primary residence of the Grantors.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2007 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 6900, page 167 – 171; restrictive covenants of record in Book 7079, page 995, Book 7080, page 8, and Book 7238, page 736, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1316 Beddington Park, Nashville, TN 37215

(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 my hand this 28th day of June, 2007.

Amir Arab

Davidson County DEEDWARR
Recvd: 06/29/07 13:09 2 pgs
Fees:13.00 Taxes:2294.00

20070629-0077945

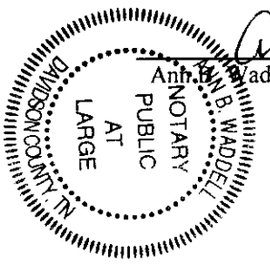
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State Amir Arab, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that she is bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of June, 2007.

Commission expires: November 24, 2007



Ann B. Waddell — Notary Public