WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/07 12:07 2 pgs
Fees:13.00 Taxes:525.40

20071002-0117269

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Estell Kennedy
Affiant

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

Sharon L. Riney
Notary Public

MY COMMISSION EXPIRES: 5-14-2010
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Kennedy	Countrywide Mortgage Ventures, LLC dba Commerce Union Mortgage	148-13-216.00
(NAME)	(NAME)	
105 Maple Valley Court	PO Box 961206, FTWX-22	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Fort Worth, TX 76161	
(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,

Mohammed Torabiam and Vida Karbaschi, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chris Kennedy and Estell Kennedy, husband and wife,

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. 18 on the Plan of Maple Valley Subdivision, Section Two, of record in Book 6200, page 645, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mohammed Torabian and Vida Karbaschi, husband and wife, by Deed from James F. Jamerson and wife, Jenny R. Jamerson, dated November 25, 2002, of record in Instrument Number 20021202-0148113, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 105 Maple Valley Court, 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 28th day of September, 2007.

Mohammed Torabiam
Mohammed Torabiam

Vida Karbaschi
Vida Karbaschi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 28th day of September, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Mohammed Torabiam and Vida Karbaschi, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 28th day of September, 2007.

Commission expires:

5-14-2011

Sharon L. Riney

Notary Public

