WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/07 12:03 2 pgs
Fees:13.00 Taxes:369.63

20071207-0141727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: July 20, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Concepcion Perez-Sifuentes	Southeast Financial Federal Credit Union	147-08-0-191.00
(NAME)	(NAME)	
4321 Hopewood Dr.	444 James Robertson Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37203	
(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, I, **Habib Azizi, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Concepcion Perez-Sifuentes and husband, Ruben Medina-Gutierrez**, 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. 16 on the plan of Section 4, Beverly Heights, of record in Book 5200, Page 263, Register's Office for said county.

Said Lot No. 16 fronts 29.50 feet on the westerly margin of Hopewood Drive and extends back 111.79 feet on the southerly line to a dead line in the rear, measuring 59.64 feet thereon.

Being the same property conveyed to Habib Azizi and Reza Azizi by Quitclaim Deed from Mahin Bagheri, of record in Instrument No. 2005050200-48626, dated April 27, 2005, Register's Office for Davidson County, Tennessee. Reza Azizi having since died and subject property being vested in Habib Azizi, Abbas S. Azizi and Amir Azizi as surviving tenants by the entirety. Abbas S. Azizi having since conveyed his interest in the subject property to Habib Azizi by Quitclaim Deed of record in Instrument No. 20071207014l 724, Register's Office for Davidson County, Tennessee. Amir Azizi having since conveyed his interest in the subject property to Habib Azizi by Quitclaim Deed of record in Instrument No. 20071207014172-5, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; all matters appearing on the Plan of record in Plat Book 5200, page 263; restrictions of record in Book 5626, page 220; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4321 Hopewood Dr., 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 my hand this 27th day of November, 2007.

Habib Azizi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Habib Azizi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of November, 2007.

Carol L McArthur
Notary Public

My Commission Expires: July 20 2008

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds