MM

File No. 271200075

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/07 10:42 3 pgs
Fees:18.00 Taxes:369.63
20071217-0144414

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 8/16/09

(AFFIX SEAL)

CONNIE BEARD NOTARY PUBLIC RUTHERFORD COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Shawn Scholz	Robert Shawn Scholz	Map 148-15-0, Parcel 151.00
(NAME) 232 Panamint Drive	(NAME) SAME	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Rabet A. Esmail-Pour and Farideh Hosseini, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Shawn Scholz and Joline Hathaway Montle**, HEREINAFTER CALLED THE GRANTEE(S), 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. 8, Revised Haywood Forest Subdivision, as shown by plat of record in Plat Book 5200, page 2, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert A. Esmail-Pour** and Farideh Hosseini by Warranty Deed from Robert S. Jones Jr. and wife, Yvonne C. Jones dated April 27, 2001 of record in Instrument No. 200105080047865, and re-recorded in Instrument No. 200111050121228 Register's Office for said County.
**also known as Rabet A. Esmail-Pour.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 232 Panamint Drive, Antioch, TN 37013
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 12th day of December, 2007.

RABET ESMAIL POUR

Rabet A. Esmail-Pour

Farideh Hosseini

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

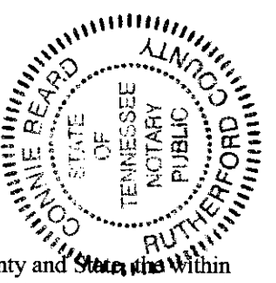
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rabet A. Esmail, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 12th day of December, 2007.

My Commission Expires: 8/14/09

Connie Beard

Notary Public



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Farideh Hosseini, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th December, 2007.

My Commission Expires:

Notary Public

File Number: 271200075

RETURN TO:

Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

Witness my/our hands this 12th day of December, 2007.

Rabet A. Esmail-Pour

Farideh Hosseini

Farideh Hosseini

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rabet A. Esmail, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 12th day of December, 2007.

My Commission Expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Farideh Hosseini, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th December, 2007.

My Commission Expires: June 29, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 271200075

RETURN TO:

Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167