Davidson County DEEDWARR
Recvd: 07/03/08 13:48 2 pg
Fees:13.00 Taxes:314.50

20080703-0069086

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$85,000.00** (Eighty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of June, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES:

MARGARET SHERBERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 5, 2011 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Zobair Rahimi and Nasrian Rahimi 824 Kinsington Drive Nashville,TN 37216	SAME AS NEW OWNER	051-14-0-074.00

WARRANTY DEED

FOR AND IN 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/WE, **CAROLYN JANE ORTON AND LINDA MARIE ORTON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ZOBAIR RAHIMI, UNMARRIED AND NASRIAN RAHIMI, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

1. LAND in Davidson County, Tennessee, being Lot No. 1B, on the Plan of Kingston Chase, as shown on plat of record in Plat Book 6200, page 229, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

   Being the same property conveyed to Carolyn Jane Orton and Linda Marie Orton by Deed of record in Book 7437, Page 940, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **824 KINSINGTON DRIVE** **NASHVILLE,TN37216**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2008

WITNESS, this 30th day of June, 2008

Carolyn Jane Orton
Carolyn Jane Orton

Linda Marie Orton
Linda Marie Orton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of June, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Carolyn Jane Orton and Linda Marie Orton** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of June, 2008.

Margaret Sherbert
Notary Public

Commission Expires: _____

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011

LTSR Number:

GTE File: 2008