(2)

File No. 280800735

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/08 11:06 2 pgs
Fees:13.00 Taxes:1480.00
20081126-0115791

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Hosseini	Robert Hosseini	171-11-0-004.00
(NAME) 808 Cloverfield Court	(NAME) 808 Cloverfield Court	
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Brentwood, Tennessee 37027	
(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, Patrick Bradley and wife, Kerry Bradley, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Robert Hosseini and Mia Hosseini, 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. 30, Section Two, Cloverland Estates, as shown on plat of record in Plat Book 5190, Page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Patrick Bradley and wife, Kerry Bradley by Warranty Deed from Ann Crosby and husband Mark B. Graham of record in Book 11068, Page 66 on 08/13/1998 and filed for record on 08/17/1998, Register's Office for DAVIDSON County, Tennessee.

Subject to all matters as set forth per Plat Book 5190, Page 185, Register's Office for DAVIDSON County, Tennessee

Subject to Restrictions of record in Book 5355, Page 19, Register's Office for DAVIDSON County, Tennessee.

Subject to Sewer Easement of record in Book 7883, Page 315, Register's Office for DAVIDSON County, Tennessee.

County of DAVIDSON taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

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 808 Cloverfield Court, Brentwood, TN 37027
(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 20th day of November, 2008.

Patrick Bradley

Kerry Bradley by Patrick Bradley, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Patrick Bradley, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 11/20/2008.

Witness my hand at office this 20th day of November, 2008.

Commission expires: 10/1/09

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick Bradley, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Kerry Bradley, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 20th day of November, 2008.

Commission expires: 10/1/09

Notary Public

File Number: 280800735

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027