WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110022039 DEEDWARR
Recvd: 04/14/11 10:36 2 pgs
Fees:13.00 Taxes:337.44

20110414-0028809

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$91,200.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2011.

TANYA J. PYSZKA NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES JULY 29, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry L. Kemp and Tammy L. Kemp	Terry Kemp	16206032900
(NAME)	(NAME)	
178 Delvin Drive	178 Delvin Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Paraviz Sadeghian and Sanaz Saadat, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry L. Kemp and Tammy L. Kemp_____, 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 Unit No. 13 on the Plan of Bess Estates, Section 1, of record in Plan Book 4460, page 154, Register's Office for said County.

Said Lot No. 13 fronts 43.33 feet on the northeasterly margin of Delvin Drive and extends back 123.10 feet on the westerly line and 142.51 feet on the southeasterly line to a broke line in the rear, measuring 177.60 feet thereon.

Being the same property conveyed to Paraviz Sadeghian, Married and Sanaz Saadat, Married, by deed of record in Instrument Number 20091217-0114971, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Bess Estates, Section 1, of record in Plan Book 4460, page 154, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4679, Page 64, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 178 Delvin 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 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 12th day of April, 2011.

Paraviz Sadeghian

Sanaz Saadat by Paraviz Sadeghian, Attorney-in-Fact

Attorney-in-fact

STATE OF Tennessee
COUNTY OF Williamson

On this 12th day of April 12, 2011 before me personally appeared Paraviz Sadeghian, the person who executed the foregoing instrument on behalf of Sanaz Saadat, and acknowledged that he executed the same as the free act and deed of the said Sanaz Saadat, through Power of Attorney granted April 7, 2011 by the said Sanaz Saadat.

Witness my hand and official seal at Franklin, Tennessee this 12th Day of April 2011.

Commission expires: 7-29-17

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal at Franklin, Tennessee this. 12th Day of April 2011.

Commission expires: 7-29-13

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public