#6639

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryoosh Hajizadeh	New Owner ~~Daryoosh Hajizadeh~~	134-13-199
(NAME) 952 Edmondson Pike ~~229 Largo Drive~~	(NAME) ~~229 Largo Drive~~	
(ADDRESS) Brentwood TN 37027 ~~Nashville, TN 37211~~	(ADDRESS) ~~Nashville, TN 37211~~	
(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, Sabri Noman, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daryoosh Hajizadeh and Maria Hajizadeh, 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:

Tract No. 1
LAND in Davidson County, Tennessee, BEING Lot No. 270 on the Plan of Kenilworth Estates, Section 4, of record in Plat Book 3300, Page 34, 35, & 36, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
Said Lot No. 270 fronts 70 feet on the southerly side of Largo Drive and extends back 140 feet on the easterly line and 131.4 feet on the westerly line to a dead line, measuring 84.7 feet thereon, more or less.

Tract No. 2
LAND in Davidson County, Tennessee, BEING a part of Lot 2, Resubdivision of Kenilworth Estates, Section 4 of record in Plat Book 4470, Page 37, Register's Office for Davidson County, Tennessee.
Beginning with an iron pin located on the southeast corner of Lot No. 270 of the Kenilworth Estates, Section 4, as recorded in Plat Book 3300, Page 36 of the Register's Office of Davidson County, Tennessee; thence S 23 deg. 45' E. 32.86 feet to an iron pin in the northern right-of-way margin of Linbar Drive; thence N85 deg. 43' W 72.72 feet to an iron pin; thence leaving said right-of-way N 67 deg. 25' E. 64.2 feet to the point of beginning, containing 1,055 square feet, more or less.

Being the same property conveyed to Sabri Noman, unmarried, by deed of record in Instrument No. 20130111-0003748, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 229 Largo Drive, 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.

BILL GARRETT, Davidson County
Trans:T20130015406 DEEDWARR
Recvd: 02/25/13 10:36 2 pgs
Fees:13.00 Taxes:850.63
20130225-0018449

Witness my hand this 12th day of February, 2013.

Sabri Noman

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 Sabri Noman, 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 February, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017