WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130090782 DEEDWARR
Recvd: 10/22/13 12:33 2 pgs
Fees: 13.00 Taxes: 222.00

20131022-0110122

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner (PB)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ahmad Chaichi Khansari	Ahmad Chaichi Khansari	060-13-0-136.00
(NAME)	(NAME)	
2710 Combs Drive	2710 Combs Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-3831	Nashville, TN 37207-3831	
(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, **Cassandra A. McGavock Frierson Patricia D. McGavock Primm Rose M. McGavock Spencer Dennis Wayne McGavock Deborah F. McGavock Hambrick, Heirs at Law of Majorie McGavock, deceased**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ahmad Chaichi Khansari**, hereinafter called the GRANTEE(S), their heirs and/or 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. 158 on the Plan of Trinity Hills Village, Section Two, First Addition, as of record in Plat Book 4460, Page 45-46, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Majorie McGavock by Deed from Jones Homes Inc., a Tennessee Corporation, dated 09/07/1973 and filed for record on 09/17/1973 in Book 4746, Page 801, Register's Office for Davidson County, Tennessee. The said Marjorie McGavock aka Majorie McGavock died intestate leaving Cassandra A. Mcgavock Frierson and Patricia D. McGavock Primm and Rose M. McGavock Spencer and Dennis Wayne McGavock and Deborah F. McGavock Hambrick her sole heirs at law as evidenced by Affidavit of Heirship filed for record in Instrument 20130507004614?, Register's Office for said County.

All matters as set forth per Plat Book 4460, Page 45, Plat Book 4460, Page 46, said Register's Office. Restrictions of record in Book 4551, Page 440, said Register's Office.

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 2710 Combs Drive, Nashville, TN 37207-3831
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-17429
SMG TN Warranty Deed

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/or 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/or 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 11th day of October, 2013.

Cassandra A. McGavock Frierson

Patricia D. McGavock Primm

Rose M. McGavock Spencer

Dennis Wayne McGavock by Deborah F. McGavock Hambrick
his attorney-in-fact

Deborah F. McGavock Hambrick

By Deborah F. McGavock Hambrick
His attorney in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cassandra A. McGavock Frierson, Patricia D. McGavock Primm, Rose M. McGavock Spencer and Deborah F. McGavock Hambrick, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of October, 2013.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Deborah F. McGavock Hambrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Dennis Wayne McGavock, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No 20131022-0110121, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 11th day of October, 2013.

Notary Public
My commission expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt. Juliet, TN 37122
File No.: 01288-17429
SMG TN Warranty Deed