#7537

WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

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

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: May 23, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shervin Shahriari	OWNER	119-05-0-168.00
(NAME)	(NAME)	
3307 Nolensville PK.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Maridee F Teeter, James Elliott Futrell, and Robert Jason Futrell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Mahmoud Sajjadi and wife, Vivian F. Khah, a 1/2 undivided interest and Shervin Shahriari and wife, Sayena Sajadi, a 1/2 undivided interest, 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 the southerly part of Lot No. 1 of Block 27 on the Plan of Re-subdivision of part of Cumberland Nurseries, of record in Plat Book 161, Page 166, Register's Office for said County, described as follows:**

Beginning on the easterly margin of Nolensville Road at a point 113 feet, more or less, south of the southerly margin of Elberta Street, said point being the southwest corner of that part of Lot No. 1 conveyed to Jack L. Minton by deed from William E. Minton, et al., of record in Book 1044, Page 305, said Register's Office; thence with the easterly margin of said road, southwardly 97 feet, more or less, to the northerly line of Lot No. 6; thence with said line, eastwardly 185 feet to the westerly line of the line of Lot No. 2; thence with the westerly line of said Lot No. 2, northwardly 86.2 feet, more or less, to the southeast corner of said Jack L. Minton's lot; thence with the southerly line of same, westwardly 228.5 feet, more or less, to the beginning.

Being the same property conveyed to Maridee F. Teeter, James Elliott Futrell and Robert Jason Futrell by deed being recorded in Instrument 20101115-0091152, said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2512 Nolensville Pike, 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:T20130092082 DEEDWARR
Recvd: 10/28/13 09:56 2 pgs
Fees:13.00 Taxes:888.00

20131028-0111696

Witness my/our hands this 18th day of October, 2013.

Maridee F Teeter

James Elliott Futrell

Robert Jason Futrell

State of Tennessee
County of Rutherford

Personally appeared before me Maridee F Teeter, James Elliott Futrell, and Robert Jason Futrell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of October, 2013.

Notary Public Philip Ellis
My Commission Expires: May 23, 2016

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 20027