Recvd 2nd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/14 08:29 2 pgs
Fees:13.00 Taxes:240.50
20140430-0036090

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$65,000.00.**

Anita D Ryals
Affiant

Subscribed and sworn to before me this 24 day of April, 2014.

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anita D. Ryals	New Owner	Map 98-05-0 Parcel 186
5211 Dove Trail		
Hermitage, TN 37076	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Linda Raissian**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anita D. Ryals**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22-B on the Plan of the Zone Lot Division of Lot No. 22, Hunter's Point Subdivision as of record in Plat Book 5200, page 736, amended in Plat Book 6900, page 620, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Khosrow Raissian, unmarried by Warranty Deed from H. Cliff Hobbs and wife, Jacqueline B. Hobbs dated 1/15/99 of record in Book 11301, page 665, Register's Office for Davidson County, Tennessee. The said KIhosrow Raissian having since died intestate on May 25, 2013 and of record in Case No. 13P-1192 in Probate Court for Davidson County, leaving Ehteramolsadat Raissian as his sole heir-at-law as noticed in Affidavit of Heirship of record in Instrument Number 20131114-0117942, Register's Office for Davidson County, Tennessee. Said Ehteramolsadat Raissian having since conveyed her interest to Linda Raissian by Quitclaim Deed dated 2/21/14 of record in Instrument Number 20140430-0036089 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, page 736 and amended in Plat Book 6900, page 620, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6279, page 41 and Plat Book 6900, page 620, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5211 Dove Trail, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 24, 2014.

Linda Raissian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Linda Raissian** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 24, 2014

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE