WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140058105 DEEDWARR
Recvd: 08/08/14 09:34 2 pgs
Fees:13.00 Taxes:222.00

20140808-0071470

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/19/2017

(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
Zachery R. Mosayebi	Zachery R. Mosayebi	05312014800
(NAME)	(NAME)	
1133 McChesney Avenue	1133 McChesney Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, **Stanley H. Morris Jr. and Kenneth R. Greer**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Zachery R. Mosayebi and Lindsay Mosayebi, husband and wife**, 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 10 and part of Lot No. 9, in Block 7, as shown on the plan of Dabbs & Elliott Subdivision No. 1, as of record in Book 547, page 97, Register's Office for said County, and improvements thereon. Said Lot No. 10 and part of Lot No. 9, front together 63 feet on the northerly side of 32nd Street (Old Hickory) and run back between parallel lines 144 feet to a dead line in the rear.

Being the same property conveyed to Stanley H. Morris, Jr. and Kenneth R. Greer by Warranty Deed dated 05/15/1991 from Keeble Frances Agee of record in Book 8355, Page 918, and as further conveyed to Kenneth R. Greer (a/k/a Kenneth Robert Greer) by by Divorce Decree from Sandra Hester Greer, dated 08/03/2001 and filed for record on 01/31/2005 in Instrument 200501310011350, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee.

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 207 32nd Street, Old Hickory, TN 37138
(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 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 6th day of August, 2014.

Stanley H. Morris Jr.

Kenneth R. Greer

State of Tennessee
County of ~~Wilson~~ Sumner

Personally appeared before me Stanley H. Morris Jr. and Kenneth R. Greer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of August, 2014.

Debbie A. Mitchell

Notary Public
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122