BILL GARRETT, Davidson County
Trans: T20140071993 DEEDWARR
Recvd: 09/25/14 11:14 1 pgs
Fees: 13.00 Taxes: 268.25
20140925-0088351

WARRANTY DEED

KHANSARI-H14177

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF September, 2014.

(Affix Seal) Notary Public

My Commission Expires

RHONDA M. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES: June 22, 2015

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ahmad Khansari , married	Same	119.12-0-068.00
711 Drummond Drive	1603 Pennington Drive	
Nashville, TN 37211	Murfreesboro, TN 37129	

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 consideration, the receipt of which is hereby acknowledged, I/we, PATRICIA W. SULLIVAN AND HUSBAND, DANNY G. SULLIVAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AHMAD KHANSARI , MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Property located at 711 Drummond Drive, Nashville, Davidson County, TN 37211.

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Battlewood Section 1, as of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Patricia W. Sullivan and husband, Danny G. Sullivan by deed from Patricia W. Sullivan f/k/a Patricia Walden Staggs of record in Book 201412140148284, recorded on 12/14/2004, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 711 Drummond Drive, Nashville, Tennessee 37211 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Witness my/our hand(s) this 19th day of September, 2014:

Patricia W. Sullivan

Danny G. Sullivan

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me Rhonda M Schneider, a Notary Public in and for said County and State, the within named PATRICIA W. SULLIVAN AND HUSBAND, DANNY G. SULLIVAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County Tennessee, this 19th day of September, 2014.

My Commission Expires:

Notary Public

RHONDA M. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

MY COMMISSION EXPIRES.
June 22, 2015