BILL GARRETT, Davidson County
Trans:T20140076377 DEEDWARR
Recvd: 10/09/14 09:39 2 pgs
Fees:13.00 Taxes:586.45
20141009-0093644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 158,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2014.

Notary Public

My commission expires: 2.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ENZO CANACA	**NEW OWNER**	**16301003500**
4145 HIGHLANDER CT	**SAME**	
ANTIOCH, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

MAHMOOD GHASEMNEZHAD AND ASHRAF GHASEMNEZHAD, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ENZO CANACA AND MARIA MARTINEZ, HUSBAND AND WIFE

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 Lot No. 36 on the plan of Hickory Highland Place, Phase I, as of record in Plat Book 9700, page 189, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made
for a more complete legal description. Said description is incorporated herein by reference the some as if copied fully herein verbatim.

BEING THE SAME PROPERTY CONVEYED TO MAHMOOD GHASEMNEZHAD, BY WARRANTY DEED FROM BUTLER CONSTRUCTION, LLC, DATED 07/15/1998 AND RECORDED ON 07/20/1998, IN BOOK 11026, PAGE 611, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4145 HIGHLANDER CT, ANTIOCH, TN 37013.

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 in 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.

Witness my/our hand(s) this 3rd day of October, 2014.

MAHMOOD GHASEMNEZHAD

ASHRAF GHASEMNEZHAD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MAHMOOD GHASEMNEZHAD AND **ASHRAF GHASEMNEZHAD** , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2014.

Notary Public

My Commission Expires: 8.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY