File Box
245

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140079837 DEEDWARR
Recvd: 10/23/14 08:55 3 pgs
Fees: 18.00 Taxes: 619.75
20141023-0097726

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Sayed A. Fatemi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hamidreza Hadjifattahi	Hamidreza Hadjifattahi	13500037800
(NAME)	(NAME)	
139 Owens Drive	139 Owens Drive	13500035000
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086	LaVergne, TN 37086	
(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, **Swett's Investments, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hamidreza Hadjifattahi and Sayed A. Fatemi, tenants in common,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☒

This is improved ☑ property, known as 1909 - 1911 Murfreesboro Pike, Nashville, TN 37217
(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.

Witness my/our hands this 22nd day of October, 2014.

SWETT'S INVESTMENTS, LLC

David Swett, Sr., Chief Manager

David Swett, Sr.
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, David Swett, Sr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manag of Swett's Investments, LLC, a Tennessee limited liability company, and that he as such Chief Manger executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 22nd day of October, 2014.

Ann B Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2014-149

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, in Canter Chase Commercial and being described as follows:

TRACT NO. 1: 1909 Murfreesboro Pike, Nashville, TN 37217 (Tax ID 13500037800)

Being Lot No. 1 on the plan of the Resubdivision Lot No. 1 of Canter Chase Commercial of record in Book 6900, page 830, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

TRACT NO. 2: 1911 Murfreesboro Pike, Nashville, TN 37217 (Tax ID 13500035000)

Being Lot No. 2 on the plan of Canter Chase Commercial of record in Book 6900, page 503 and in Book 6900, page 830, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Swett's Investments, LLC, a Tennessee Limited Liability Company, by deed from Old Hickory Credit Union dated 8/15/06, of record in Instr. No. 20060817-0101209, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2014 Taxes, paid, prorated and assumed by the Grantees.
Subject to all matters as set out on the plan of record in Book 6900, page 503, and book 6900, page 830, said Register's Office.
Subject to the restrictive covenants as set out in Book 6482, page 717, and Book 6807, page 337, said Register's Office.
Subject to Storm Water Detention Agreement as set out in Book 6254, page 493, and Book 7397, page 982, said Register's Office.
Subject to the Sign Easement in favor of Canter Chase Apartments of record in Book 6196, page 738, said Register's Office.
Grant of Gas Service or Fuel Line Easement as set out in Book 6928, page 930, and Book 8083, page 79, said Register's Office.
Subject to Sanitary Sewer and/or Storm Drainage Agreement as set out in Book 8478, page 649, said Register's Office.
Subject to Drainage Easement as set out in Book 9516, page 567, said Register's Office.
Subject to Slope Easement as set out in Book 9516, page 574, said Register's Office.
Subject to rights and claims of parties in possession or any leases not of record.

This property is being sold as is.