Return To: 14-0645
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson** |
|---|---|
| BILL GARRETT, Davidson County<br>Trans: T20150007909 DEEDWARR<br>Recvd: 02/02/15 10:27 2 pgs<br>Fees: 13.00 Taxes: 1182.15<br>20150202-0009334 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$319,500.00**<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **January 28, 2015.**<br>Notary Public<br>MY COMMISSION EXPIRES: 2/6/18<br>(AFFIX SEAL) |

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0645**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Mozhdeh A. Hamraie** | **Community Mortgage LLC, dba Community Mortgage Advisors** | **083 01 0 272.00** |
| (NAME)<br>**1040 Petway Avenue** | (NAME)<br>**19045 E. Valley View Parkway Ste F** | |
| (ADDRESS)<br>**Nashville,TN 37206** | (ADDRESS)<br>**Independence, MO 64055** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Eileen M. Kiniry, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mozhdeh A. Hamraie, an unmarried individual,** 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:

Being Lot No. 11 on the Map of Subdivision of the Lands of the Heirs of Mrs. Sallie L. Johnson, as of record in Book 332, Page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eileen M. Kiniry, a single woman, by Warranty Deed from Holly A. Paetz and husband, Charles R. Paetz recorded July 9, 2004 in Instrument Number 20040709-0082045, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1040 Petway Avenue, Nashville, TN 37206**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **January, 2015**.

Eileen M. Kiniry

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Eileen M. Kiniry**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **28th** day of **January, 2015**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY