WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150011307 DEEDWARR
Recvd: 02/13/15 09:36 2 pgs
Fees:13.00 Taxes:314.50
20150213-0013306

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of February, 2015

Notary Public

My Commission Expires: March 8, 2016 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SEAN CHISM, AND LUCY CHISM	NEW OWNER	143-02-0A
(NAME)	(NAME)	036.00CO
3701 Tibbs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **FIROOZ YAZDIAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SEAN CHISM, AND LUCY CHISM, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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, Harpeth Trace Estates, Section Three, of record in Book 5200, (previous deed shown as Plat Book 4200 in error), Page 751, Register's Office for DAVIDSON County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to FIROOZ YAZDIAN, by Deed from JOHN R. BEESLEY III and JEROME ROSENBLUM, of record in Book 7830, Page 440, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions (and By-Laws) of Harpeth Trace Services Homeowner's Association, Inc., of record in Book 5120, Page 208, in Book 5120, Page 918, as corrected in Book 5182, Page 767, and as amended in Book 5178, Page 138, in Book 5182, Page 769, in Book 5380, Page 357, and in Book 6274, Page 148, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: **505 Harpeth Trace Drive, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 12th day of February, 2015.

FIROOZ YAZDIAN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FIROOZ YAZDIAN**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 2015.

My Commission Expires: 07/02/18

Notary Public

DEE FOLES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON