Davidson County DEEDWARR
Recvd: 05/04/15 10:15 3 pgs
Fees:18.00 Taxes:1424.50
20150504-0039921

WARRANTY DEED **TT2015 271**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 30TH DAY OF APRIL, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 5/30/17

MADISON COUNTY, TENNESSEE NOTARY PUBLIC SHEILA B. STEVENSON EXP: 5/30/17

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Sanaz Kiani **4124 Lealand Lane** **Nashville, TN 37204**	**Same**	**132-01-0165.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Soheil Mansour and Carol Mansour, *(hereinafter called the "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Sanaz Kiani, *(hereinafter called "Grantee")*, 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. 171 on the Plan of Rolling Meadows of record in Plat Book 1424, pages 98-99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Soheil Mansour and spouse, Carol Mansour, by Warranty Deed, from Mary Louise Frazier, a widow, dated October 11, 2007, recorded on October 12, 2007, of record in Instrument No. 20071012-0121390, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **4124 Lealand Lane, Nashville, TN 37204**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantees; (2) All restrictions of record; (3) All easements of record and in Book 4099, Page 348, ; (4) All matters appearing on the plan of record in Plat Book 1424, pages 98-99; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 30th day of April, 2015.

GRANTORS:



Soheil Mansour

Carol Mansour

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Soheil Mansour and Carol Mansour, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 30th day of April, 2015.

Notary Public
My Comm. Exp.: 5/30/17

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

