WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/15 10:57 3 pgs
Fees:18.00 Taxes:296.00
20150716-0069380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 10.5.2015
(AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David Sharifi	David Sharifi	084 14 0 075.00
(NAME)	(NAME)	
313 Tamworth Dr.	313 Tamworth Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty Thousand And No/100 Dollars ($80,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joel Crockett and Daniel Crockett and Joanne Crockett Lambert and David Crockett**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Sharifi, married**, 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. 139 on the Map of Walnut Grove, as of record in Book 2133, Page 87, Register's Office for said County.

Said Lot No. 139 fronts 114.3 feet on the northerly side of Theodore Road, and runs bank 171.8 feet on the easterly line and 375.5 feet on the westerly line, to a dead line, measuring 232.5 feet thereon.

Being the same property conveyed to Edwin Casey Crockett and wife, Peggy Crockett by Warranty Deed from James E. Croslin and wife, Mary Croslin, dated September 8, 1964 and recorded September 11, 1964 in Book 3810, Page 954, in said Register's Office for Davidson County, Tennessee. The said Edwin Casey Crockett having predeceased Peggy Crockett on December 5, 2008, and Peggy Crockett, having died August 18, 2014, and pursuant to the Last Will and Testament dated December 19, 1984, the said property vests to Joel Crockett, David Crockett, Joanne Crockett Lambert, and Daniel Crockett, all the heirs at law of Peggy Crockett.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 197 Theodore Road, Nashville, TN 37214

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, has 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 our hands this 15th day of July, 2015.

Joel Crockett

Daniel Crockett

Joanne Crockett Lambert

David Crockett by Joel Crockett, his Attorney in Fact

David Crockett by Joel Crockett his attorney in fact

File Number: MTJ-152229

STATE OF Tennessee

County OF Wilson

I, the undersigned, a Notary Public, do hereby certify that Joel Crockett and Daniel Crockett and Joanne Crockett Lambert, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th 15th of July, 2015.

Notary Public
My Commission Expires:
(SEAL)

DENNIS B. MEVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

State of Tennessee County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel Crokett the bargainor 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 on behalf of David Crockett and acknowledged that he, as said power of attorney executed the same as his free act and deed by virtue of an instrument of record in Inst. No. 20150716-0069379 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 15th day of July, 2015.

Notary Public
My Commission Expires:

DENNIS B. MEVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: MTJ-152229