WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150074253 DEEDWARR
Recvd: 09/01/15 10:48 2 pgs
Fees: 13.00 Taxes: 851.00
20150901-0088601

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 8/23/2016

(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Ste 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Farhad Davachi	New Owner	Map 103-2
(NAME)	(NAME)	
363 Jones Parkway		Parcel 11.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, We, **Rita D. Catalano, unmarried and David L. Harbin, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Farhad Davachi and Mehrnoosh Davachi, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 21A on the Plan of C. C. Vernon Farm Resubdivision of Part of Lot 21, of record in Book 4885, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property to Rita D. Catalano, unmarried and David L. Harbin, unmarried by Warranty Deed, from Charles Dean Burns, John Timothy Burns, and Joseph Wayne Burns, filed for record on June 1, 2004 as Instrument No. 20040601-0063437, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 4885, page 65, said Register's Office.

unimproved ☐

This is improved ☐ property, known as 5607 Burgess Avenue, Nashville, TN 37209
(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 31st day of August, 2015.

Rita D. Catalano
Rita D. Catalano

David L. Harbin
David L. Harbin

STATE OF TENNESSEE
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Rita D. Catalano and David L. Harbin** the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2015.

My Commission Expires:



Robert L Scruggs
Notary Public

File No.: 61215168