BILL GARRETT, Davidson County
Trans:T20150091773 DEEDWARR
Recvd: 10/28/15 10:34 2 pgs
Fees:13.00 Taxes:492.10
20151028-0109600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Elaine C. Williamson
Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 26TH DAY OF OCTOBER, 2015.

Mary Burbright
Notary Public

MY COMMISSION EXPIRES: 08-20-19 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MARY BURBRIGHT
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel Carpenter and Darlene Carpenter, father and daughter, tenants in common with right of survivorship	Lending Hand Mortgage, LLC	06301003300
	(NAME)	
617 Nawakwa Trail	116 East Cedar Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bijan Mansouri and wife, Katherine Mansouri, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nathaniel Carpenter and Darlene Carpenter, father and daughter, tenants in common with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE NORTH PART OF LOT NO. 1 OF NAWAKWA HILLS ANNEX, AS OF RECORD IN BOOK 843, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

LOT NO 7: BEGINNING AT A POINT IN THE SOUTHERN MARGIN OF NAWAKWA TRAIL, 630.13 FEET FROM A CONCRETE MONUMENT IN THE SOUTH MARGIN OF NAWAKWA TRAIL AS NOW LOCATED, THE SAID MONUMENT BEING LOCATED AT THE BEGINNING OF A CURVE AT THE INTERSECTION OF NAWAKWA TRAIL AND NEELY'S BEND ROAD; THENCE NORTH 66 DEGREES 13 MINUTES EAST 105 FEET TO A POINT; THENCE EXTENDING BACK BETWEEN TWO PARALLEL LINES 198.73 FEET TO A DEAD LINE IN THE REAR OF WHICH IT MEASURES 105.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO BIJAN MANSOURI AND WIFE, KATHERINE MANSOURI BY WARRANTY DEED FROM RAVABAB,A TENNESSEE GENERAL PARTNERSHIP, OF RECORD BY INSTRUMENT NUMBER 20100921-0075137, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUSBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 617 Nawakwa Trail, Madison, TN 37115
(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 hand(s) this 26th day of October, 2015.

WARRANTY DEED
(Continued)

Bijan Mansouri

Katherine Mansouri

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 26th day of October, 2015.

Notary Public

My Commission Expires: 7/2/18

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072