BILL GARRETT, Davidson County
Trans:T20150101513 DEEDWARR
Recvd: 12/01/15 10:55 2 pgs
Fees:13.00 Taxes:508.75
20151201-0120959

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: ~~08/20/19~~ 7/2/2018

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
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
Debbie Pascarella, Unmarried	Debbie Pascarella	01815001700
	(NAME)	
407 Moncrief Avenue	407 Moncrief Avenue	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	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 Debbie Pascarella, Unmarried, 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 LOT NO. 40 ON THE REVISED MAP OF MONCRIEFS SUBDIVISION OF THE NORTH PART OF THE ALLEN MATHES LAND, NOT OF RECORD, DESCRIED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY Z.J. WILKINSON, SURVEYOR, MAY 25, 1938, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY MARGIN OF MONCRIEF AVENUE AT THE COMMON CORNER OF LOTS NOS. 39 AN 40; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWESTERLY 605 FEET TO A POINT IN THE MARGIN OF MONCRIEF AVENUE; THENCE WITH THE MARGIN OF THE SAME, SOUTHWESTERLY 100 FEET TO THE CORNER OF LOTS NOS. 40 ND 41; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTERLY 603 FEET TO THE MARGIN OF MONCRIEF AVENUE; THENCE WITH THE MARGIN OF SAME, NORTHEASTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BIJAN MANSOURI AND WIFE, KATHERINE MANSOURI BY DEED FROM JERRY PATTERSON AND TRACY GUZAUSKAS, NOW KNOWN AS TRACY PATTERSON, HUSBAND AND WIFE, OF RECORD BY INSTRUMENT NO. 20150324-0025046, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE 2016 TAXES AND SUBSEQUENT 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 407 Moncrief Avenue, Goodlettsville, TN 37072
(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 30th day of November, 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, 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 30th day of November, 2015.

Notary Public

My Commission Expires: ~~08/20/2019~~ 7/2/2018

(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