# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108007 DEEDWARR
Recvd: 12/22/15 11:17 2 pgs
Fees:13.00 Taxes:832.13
20151222-0128596

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$224,900.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2015.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Neil Payne Rick** | **New Owner** | **Map 142-02-0 Parcel 054-00** |
| **7483 Stacy Drive** | | |
| **Nashville, TN 37221** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Mohsen Danadel and Mehrnaz Seirafi-Pour, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Neil Payne Rick, an unmarried man**

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. 95 on the Plan of Cross Timbers, Section 2, of record in Book 3700, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Said Lot No. 95 fronts 88.45 feet on the southerly side of Stacy Drive and extends back between lines measuring 149.4 feet on the westerly line and 150.0 feet on the easterly line, to a line in the rear measuring 80.90 feet thereon.**

**Being the same property conveyed to Mohsen Danadel and Mehrnaz Seirafi-Pour, by Deed dated November 14, 2002 from Mark Hamlin and wife, Mona Hamlin, of record in Instrument No. 20021115-0142289, Register's Office for Davidson County, Tennessee.**

**Conveyance of the above described parcel is subject to the following: The Plan of record in Book 3700, Page 92, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; taxes for the current year, which have been prorated and assumed by the Grantee herein.**

This is improved (__X__) Unimproved (____) property, known as **7483 Stacy Drive, Nashville, TN 37221**

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 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 **18th** day of **December, 2015.**

**Mohsen Danadel**

**Mehrnaz Seirafi-Pour**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Mohsen Danadel and Mehrnaz Seirafi-Pour,** the within named sellers, 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 at Nashville, Tennessee, this **18th** day of **December, 2015.**

**Notary Public**

**My Commission Expires:** 7-3-17

