WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 8-23-2016

(AFFIX SEAL)

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth D Sands Blythe R Sands	Platinum Financial Funding LLC	174010a11800co
(NAME)	(NAME)	
1141 Shire Dr.	1913 Gunbarrel Rd. Ste. 111	
(ADDRESS)	(ADDRESS)	
Antioch , TN 37013	Chattanooga, TN 37421	
(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, **Obayd Allahpour and Narenj Seyyedi, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kenneth D Sands and Blythe R Sands, joint tenants,** 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 all of Lot No. 241 on the Final Plat, Rivendell Woods, Phase I, Section II, according to plat and survey of record in Instrument Number 20080829-0088935, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Obayd Allahpour, married, by deed of record in Instrument No. 20091019-0096710 , Register's Office for Davidson County, Tennessee.

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

Narenj Seyyedi joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 1141 Shire Dr., Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20150109174 DEEDWARR
Recvd: 12/28/15 14:22 2 pgs
Fees:13.00 Taxes:720.39
20151228-0130111

Witness my/our hands this 15th day of December, 2015.

Obayd Allahpour

Narenj Seyyedi

State of Tennessee
County of Williamson

Personally appeared before me Obayd Allahpour and Narenj Seyyedi, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2015.

Notary Public
My Commission Expires: _____

File No.: 10346

