BILL GARRETT, Davidson County
Trans: T20160003093 DEEDWARR
Recvd: 01/13/16 08:30 2 pgs
Fees: 13.00 Taxes: 1424.50
20160113-0003421

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of January, 2016.

Notary Public

My commission expires: 10/8/16

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Medhi Mirzaie	NEW OWNER	**116-16-0-154.00**
3900 Hobbs Rd		
Nashville, TN 37215-2219		

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

Carrie J. Carroll, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Medhi Mirzaie Damabi and Mehri Sadeqhi Kariz, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit B of the Zone Lot Division of Lot 14A, Re-subdivision of Evergreen Heights Lot 4 of Part 2, Lots 14 & 15 of Part 1, of record in Plat Book 4595, Page 83, as amended in Book 6900, Page 365, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carrie J. Carroll, unmarried by Warranty deed from Heather Holt Sudbury, unmarried of record in Instrument No. 20080207-0012814 Register's Office for Davidson County, Tennessee, dated January 31, 2007 and recorded on February 07, 2008.

~~Grantor represents and warrants that the property is not~~ now and never has been the marital residence. ~~Therefore, the grantor's spouse has not acquired any interest in the~~ property. ** SPOUSE IS SIGNING

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 3900 Hobbs Rd, Nashville, TN 37215-2219.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 EFFECTIVE AS OF January 8, 2016:

Carrie J. Carroll

BRUCE H. SPRINTZ

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT RAR

Personally appeared before me, a Notary Public of said County and State, Carrie J. Carroll AND BRUCE H. SPRINTZ, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 8th day of January, 2016.

My Commission Expires: 6.26.16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20151675R