Davidson County	DEEDWARR
Recvd: 03/23/16 11:38	3 pgs
Fees:18.00 Taxes:764.05	
20160323-0027484	

WARRANTY DEED

MELISSA J BUTCHKO-TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 8-27-18

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Monir Todari Mona Todari	Peoples Home Equity	150 12 0A 073.00
(NAME)	(NAME)	
3725 Seasons Dr.	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37922	
(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, **James D. Crow, Ayubkhan B. Telwar, and Richard A. Thompson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Monir Todari and Mona Todari, husband and wife,** 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 all of Lot No. 734 on the plan of Phase IV, Somerset, as shown by plat appearing of record in Plat Book 7900, Pages 978 and 979, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to James D. Crow and Ayubkhan B. Telwar and Richard A. Thompson, by Warranty Deed from William J. Allison, a single man, dated January 2, 2007 and recorded January 24, 2007 in Instrument No. 20070124-0009701, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Plat Book 7900, pages 978 and 979, and Boundary plat of record in Book 6900, page 733, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7619, Page 647, as amended in Book 7657, Page 583, Book 7675, Page 923, Book 8708, Page 630, and Instrument No. 20060405-0039162, and supplemented in Book 9696, Page 654, said Register's Office.

Subject to By-Laws of record in Book 7619, Page 679, as amended in Book 9509, Page 363, Book 9647, Page 472 and Instrument No. 20090513-0044145, said Register's Office.

Subject to Charter in Book 7661, Page 37, said Register's Office.

Subject to Conveyance of Common Areas in Book 7768, Page 455, said Register's Office.

Ayubkhan B. Telwar executes this instrument on behalf of James D. Crow, pursuant to a Power of Attorney of record in Instrument No. 20160323-0027483 **Register's Office, Davidson County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 3725 Seasons 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.

Witness my/our hands this 18th day of March, 2016.

James D. Crow
By: Ayubkhan B. Telwar, Attorney-in-Fact

Ayubkhan B. Telwar

Richard A. Thompson

State of Tennessee
County of Sumner

Personally appeared before me Ayubkhan B. Telwar and Richard A. Thompson 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 18th day of March, 2016.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 18, 2019

State of Tennessee

County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ayubkhan B. Telwar with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of James D. Crow as his Attorney in Fact as the free act and deed of the within named James D. Crow.

Witness my hand and official seal on this 18th day of March, 2016.

Notary Public
My Commission expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 18, 2019

File No.: 20161259

True Copy Certification

I, **Rita B Mitchell**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Rita B Mitchell

Rita B Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shellie Jenkins**, a notary public for this county and state, **Rita B Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shellie Jenkins

Shellie Jenkins

My Commission Expires: 8/28/18

SEAL

