WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/26/16 11:36 3 pgs
Fees:18.00 Taxes:547.60
20160526-0053114

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

161715

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Carlos Gobellan Ponce and Aracell Garcia Aguirre	F&M Bank	162 07 0 164.00
(NAME)	(NAME)	
124 Robert Yoest Drive	PO Box 451	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Eight Thousand And No/100 Dollars ($148,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Payam Ahmadzadegan, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carlos Gobellan Ponce and Araceli Garcia Aguirre, 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 the 5th Civil District of Davidson County, Tennessee, being part of Josephine Yoest Bess property described in Deed Book 3644, Page 585, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on an iron pin located on the east margin of Robert Yoest Drive, said point further described as being the northwest corner of Lot 62 as shown on the recorded plat of Bess Estates, Section Two, as of record in Plat Book 4675, Page 5, R.O.D.C.T.; thence, with said east margin, along a curve having a radius of 745.79 feet, in a northerly direction 162.00 feet to a point; thence, with said east margin N 18 deg. 11' 17" E 7.44 feet to a point; thence, with said east margin, along a curve to the right having a radius of 25.00 feet, in a northeasterly direction 38.96 feet to a point lying in the southern margin of Tusculum Road; thence, with said southerly margin, along a curve to the left having a radius of 799.07 feet, in a southerly direction 84.92 feet to a point; thence, leaving said margin, S 4 deg. 07' 49" W 174.25 feet to a

point; thence, with the northerly line of the said Lot 62, N 84 deg. 15' 29" W 137.42 feet to the beginning, containing 0.52 acres, more or less.

Helen Gharaei Ahmadzadegan, spouse of Payam Ahmadzadegan, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

Being the same property conveyed to Payam Ahmadzadegan, unmarried by Warranty Deed from Bruce E. Campbell and Connie R. Campbell and Kent D. Campbell, as the only Heirs at Law and Devisees under the Last Will and Testament of Eddie Campbell dated October 24, 2011 and recorded October 25, 2011 as Instrument No. 201110250082885 with the consideration amount of $100,000.00, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 124 Robert Yoest Drive, Antioch, TN 37013

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, has 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 our hands this 24th day of May, 2016.

Payam Ahmadzadegan

~~Helen~~ Gharaei Ahmadzadegan

Helena
HGA

File Number: NAT-161715FC

STATE OF Texas

COUNTY OF Collin

NAF, Helena

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Payam Ahmadzadegan and ~~Helen~~ Gharaei, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

NAF 24th

Witness my hand and official seal, this the ~~25~~th of May, 2016.

Nova A Fisher

Notary Public

My Commission Expires: August 24, 2019

(SEAL)

NOVA A. FISHER
ID # 126230087
Notary Public, State of Texas
My Commission Expires
08/24/2019

True Copy Certification

I Anita L Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018

File Number: NAT-161715FC