WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/16 13:47 2 pgs
Fees:13.00 Taxes:599.40
20160607-0057400

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-3-17

(AFFIX SEAL)

MELANIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Duana Francis	owner at property address	163-05-0B-062.00-CO
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, Unit 260		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, I, Giti Samadian-Mofrad, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Duana Francis, an unmarried woman, 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. 62 on the Plan of Mill Park, Phase II (Formerly Hickory Hollow Townhomes) A Horizontal Property Regime (Private Element) of record in Instrument No. 20000706-0066999, 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 Giti Samadian-Mofrad by Quitclaim Deed from Parviz Samadian-Mofrad of record in Instrument No. 20111202-0094106 Register's Office for Davidson County, Tennessee, dated November 30, 2011 and recorded on December 02, 2011; said property being previously conveyed to Giti Samadian-Mofrad and husband Parviz Samadian-Mofrad, by Warranty Deed from NVR, Inc. T/A Ryan Homes, a Virginia Corporation, dated September 28, 2001 and recorded on October 5, 2001 in Instrument No. 2001005-0108797, said Register's Office.

This conveyance is subject to any and zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and for the current year which have bene prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 5170 Hickory Hollow Parkway, Unit 260, 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 hand this 3rd day of June, 2016.

Giti Samadian-Mofrad

STATE OF TENNESSEE

COUNTY OF Davidson

On this 3rd day of June, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Giti Samadian-Mofrad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public

Certificate of Authenticity

I, Ashlee D Page 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer Cunningham a notary public for this county and state, Ashlee D Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/23/18