WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160053493 DEEDWARR
Recvd: 06/23/16 09:48 2 pgs
Fees:13.00 Taxes:740.00

20160623-0063982

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DONNA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Haley Teske	new owner	148-09-0/141.00
(NAME)	(NAME)	
3923 Creekside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Ali A. Niazi and Sandra C. Niazi, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Haley Teske, 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:

Being Lot No. 58 as shown on the Plan of Section Five Locustwood of record in Book 2663, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ali A. Niazi and Sandra C. Niazi, husband and wife, by deed from Jean E. Brown, unmarried dated September 30, 2004 and filed for record October 6, 2004 as Instrument No. 20041006-0120765 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 2663, page 43, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes for the current year have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 3923 Creekside Drive, Nashville, TN 37211
(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 16th day of June 2016.

Ali A. Niazi 06/16/2016

Sandra C. Niazi

State of Tennessee
County of Davidson

Personally appeared before me Ali A. Niazi and Sandra C. Niazi, 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 16 day of June, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 7-20-19

File No.: 201605028

