BILL GARRETT, Davidson County
Trans:T20160060154 DEEDWARR
Recvd: 07/13/16 15:29 2 pgs
Fees:13.00 Taxes:1098.90

20160713-0071969

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 297,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2016.

Notary Public

My commission expires: 7-3-17

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mick R Utley **Erin M McAnally**	SUNTRUST MORTGAGE	**07216004100**
2005 Porter Road	1001 SEMMES AVE RVW 5093	
Nashville, TN 37206	RICHMOND, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Shahin Shariati and wife, Katherine Shariati

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mick R Utley and Erin M McAnally, 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 Lot No. 3 on the Plan of Burchwood Gardens, Section 1, of record in Book 2900, page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 90 feet on the northerly side of Porter Road and runs back 201 feet on the westerly line and 203.65 feet on the easterly line to a broken line in the rear measuring 90.05 feet thereon.

Being the same property conveyed to Shahin Shariati, an unmarried man and Bahar Shariati, a married woman, from Dominick Joseph Leonardo, married, by Warranty Deed dated May 24, 2010 of record in Instrument No. 20100526-0040555, Register's Office for Davidson County, Tennessee. Shahin Shariati, married man and Bahar Shariati, a married woman conveyed their interest to Shahin Shariati and wife, Katherine Shariati by Quitclaim Deed dated August 28, 2014 of record in Instrument No. 20140911-0083217, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2005 Porter Road, Nashville, TN 37206.

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 in 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 hand(s) this 14th day of June, 2016.

Shahin Shariati

Katherine Shariati

Katherine Shariati

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, a Notary Public of said County and State, Shahin Shariati and Katherine Shariati, 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 14th day of June, 2016.

Notary Public

My Commission Expires: 12/28/19

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY