WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065826 DEEDWARR
Recvd: 08/01/16 11:30 2 pgs
Fees:13.00 Taxes:388.50
20160801-0078988

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hamidreza Parsa	Hamidreza Parsa	Parcel ID:
9418 Green Hill Circle	9418 Green Hill Circle	08111007900
Brentwood, TN 37027	Brentwood, TN 37027	

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 acknowledged, we

Hodan Dahir, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Hamidreza Parsa

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 the southerly 30 feet of Lot No. 265 on the Plan of J.M., T.J. and G.W. Harding's Addition to North Nashville, of record in Book 21, Page 80, Register's Office for said County.

Said part of Lot No. 265 fronts 30 feet on the westerly side of 18th Avenue North, formerly Salem Street and runs back between parallel lines, with the north line of Lot No. 264 on said plan, 210 feet, more or less, to the easterly margin of 21st Avenue North, formerly Estrella Street.

BEING the same property conveyed to Hodan Dahir by deed from U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., of record in Instrument 20120706-0059712, dated June 28, 2012, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 21, Page 80, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1743 Dr. D B Todd Jr. Blvd, Nashville, TN 37208

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 29th day of July, 2016.

Hodan Dahir

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hodan Dahir, 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 and official seal at Nashville, Tennessee, this 29th day of July, 2016.

My Commission Expires: 8/23/16

Notary Public

