THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

**W. AARON FORTNER, PLLC**
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160067063 DEEDWARR
Recvd: 08/03/16 15:58 2 pgs
Fees:13.00 Taxes:806.60
20160803-0080542

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| John Zappin and Erin Zappin<br>261 Tanksley Avenue<br>Nashville, Tennessee 37211 | SAME AS OWNER | 119-14-O-043.00 |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MORTEZA SHAMS**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JOHN ZAPPIN AND WIFE, ERIN ZAPPIN**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 26, of Block "D", on the Map of Woodbine Courts, Part 2, not of record; and being more particularly described according to a Plan of said subdivision by Blanchard and Parrish, Engineers, as follows:

Said Lot No. 26 fronts 75 feet on the southerly margin of Tanksley Avenue and extends back between parallel lines, 156.5 feet to a dead line.

Being the same property conveyed to Morteza Shams, by Quitclaim Deed from Vikki Ferrell a/k/a Vikki L. Ferrell, of record on 10/19/2007, at Instrument No. 20071019-0123914, Davidson County Register of Deeds.

This is improved property known as **261 Tanksley Avenue, Nashville, Tennessee 37211** .

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **21st** day of **July, 2016**:

**Morteza Shams**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MORTEZA SHAMS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of July, 2016:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $218,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF JULY, 2016:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON