This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160073094 DEEDWARR
Recvd: 08/22/16 13:30 2 pgs
Fees:13.00 Taxes:962.00
20160822-0087608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $260,000.00.

Affiant

Subscribed and sworn before me this the 18th day of August, 2016.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Owen Grace Wise 1328 Westvale Drive Nashville, TN 37221	New owner	126-16-0A-668.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AFSHIN ALAVI NAEINI AND SHAHNAZ FATEMEH EZATI F/K/A FATEMEH EZATI, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EDWARD G SANFORD AND OWEN G WISE, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 576 on the Plan of Final Plat, Parkview at Riverwalk, Phase 2 of record in Plat at Instrument No. 20061101-0135728, 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 Afshin Alavi Naeini and Fatemeh Ezati, husband and wife by Warranty deed from Spicewood Services, Inc., a Tennessee corporation of record in Instrument No. 20100412-0027379 Register's Office for Davidson County, Tennessee, dated April 09, 2010 and recorded on April 12, 2010.

The said, Shahnaz Fatemeh Ezati, and Fatemeh Ezati are one in the same person.

Being also known as 1328 Westvale Drive, Nashville, Tennessee 37221.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1328 Westvale Dr, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 18th day of August, 2016.

Afshin Alavi Naeini
Afshin Alavi Naeini

Shahnaz Fatemeh Ezati
Shahnaz Fatemeh Ezati, f/k/a Fatemeh Ezati,
FKA Fatemeh Ezati

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Afshin Alavi Naeini Shahnaz Fatemeh Ezati, f/k/a Fatemeh Ezati,, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of August, 2016.

My commission expires: 9/10/18

Notary Public



