Davidson County	DEEDWARR
Recvd: 08/25/16 15:31	3 pgs
Fees:18.00 Taxes:888.00	
20160825-0089216	

WARRANTY DEED

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 8-27-18

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2016

Notary Public

~~MY COMMISSION EXPIRES: April 20, 2019~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Behzad Akbari	SAME AS NEW OWNER	149-15-0-A-019.00 CO
(NAME)	(NAME)	
2405 Evanfield Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John Claggett and Helen Claggett, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Behzad Akbari and Susan Akbari, husband and wife,** hereinafter called the GRANTEE, his 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. 19 on the Plan of Section One, Cambridge Forest, of record in Book 9700, Page 299 and 300, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to John Claggett and Helen Claggett, husband and wife by deed of record in Instrument 20030306-0029836, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of John Claggett and Helen Claggett by Eugene Goff as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument **20160825-0089215**, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2405 Evanfield Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this ~~10th~~ 5th day of August, 2016.

John Claggett by Eugene Goff
John Claggett
By: Eugene Goff, Attorney-in-Fact

Helen Claggett by Eugene Goff
Helen Claggett
By: Eugene Goff, Attorney-in-Fact

State of Tennessee
County of Davidson

Before me personally appeared Eugene Goff, the person who executed the foregoing instrument on behalf of John Claggett and Helen Claggett, and acknowledged that he executed the same as the free act and deed of the said John Claggett and Helen Claggett, through Power of Attorney granted him, by the said John Claggett and Helen Claggett.

WITNESS my hand and seal this 5th day of August, 2016.

Lori Holloway
Notary Public Lori Holloway
My Commission Expires: April 20, 2019

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 20796

True Copy Certification

I, **Shellie Jenkins**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shellie Jenkins

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Shellie Jenkins** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **3/31/2020**

