**THIS INSTRUMENT PREPARED BY:**

**Midtown Title, LLC**

**1704 Charlotte Avenue #105**

**Nashville, TN 37203**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2016.

Notary Public

My Commission Expires: My Commission Expires MAR. 7, 2017

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160079109 DEEDWARR
Recvd: 09/09/16 09:41 2 pgs
Fees:13.00 Taxes:166.50
20160909-0094960

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Ali Shahosseini<br>1707 Stillwater Circle<br>Brentwood, TN 37027 | New Owner | 181-10-0A-115.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Vortex Real Estate Services, Inc., a Tennessee corporation**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ali Shahosseini**, 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. 331, Final Plat, Phase Three, Autumn Oaks Subdivision, as shown on survey and plat of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.**

**Being a portion of the same property conveyed to Vortex Real Estate Services, Inc., a Tennessee corporation by Final Default Judgment Quieting Title dated May 15, 2015, recorded July 6, 2015, of record in Instrument No. 20150706-0065017, Register's Office for Davidson County, Tennessee, and further, being a portion of the same property conveyed to Vortex Real Estate Services, Inc., a Tennessee corporation by Final Decree Confirming Sale, dated September 5, 2008, recorded October 21, 2008, of record in Instrument No. 20081021-0105630, said Register's Office.**

This is ☐ Improved OR ☒ Unimproved property located at: 7024 Oak Brook Terrace, Brentwood, TN 37027

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and (6. other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 7th day of September, 2016.

**Vortex Real Estate, Inc.,**
**a Tennessee corporation**

By: _____
**Jennifer B. Hoskins, President**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer B. Hoskins, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the President of Vortex Real Estate Services, Inc., the within named bargainor, a corporation, and that he/she/they as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Vortex Real Estate Services, Inc., by the said Jennifer B. Hoskins as its President.

WITNESS my hand and seal at office this 7th day of September, 2016.

_____
Notary Public

My Commission expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017